

Document #4822

10/22/86

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MEMORANDUM

OCTOBER 22, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on sixty three zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton		1		1
Back Bay				
Beacon Hill		1	1	
Charlestown	2	1		1
Chinatown				
City Proper	1			
Dorchester	8		2	1
East Boston	5			
Fenway	2			
Government Center				
Hyde Park	1		1	1
Jamaica Plain	5	1		
Kenmore				
Mattapan	2			
North End	2	1		1
Roslindale	2			
Roxbury	1			2
South Boston	3			
South Cove				
South End	4		3	
West Roxbury	3	1	2	

Allston-Brighton

Denial Z-9016 451 Cambridge Street. Take-out restaurant.

Deferral Z-9035 49 Chestnut Hill Avenue. Review with Authority.

Beacon Hill

Denial	Z-9208	23 Brimmer Street. Penthouse addition.
Denial Without Prejudice	Z-9186- 9187	272-280 Cambridge Street. Address concerns.

Charlestown

Approval	Z-9102	18 Union Street. Rear decks.
Approval	Z-9189.	31 Eden Street. Two-family dwelling
Denial Approval	Z-9197- 9199	11-13 Sheafe Street and 17-19 Sackville Street. Subdivision
Deferral	Z-9200	35 Chestnut Street. Resolve concerns.

City Proper

Approval	Z-9167	4-16 East Street. Parking Lot.
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Dorchester

Denial Without Prejudice	Z-9172	273 Columbia Road. Meet with Authority and local civic group.
Approval	Z-9230	20 Glendale Street. Four-family dwelling.
Approval	Z-9173	39R Gibson Street. Warehouse.
Approval	Z-9180	872 Washington Street. Three-family dwelling.
Approval	Z-9159	8 Mt. Vernon Street. Plumbing shop, office.
Approval	Z-9191	75 Waldeck Street. Two-family dwelling.
Approval	Z-9192	135 William T. Morrissey Boulevard. One-Story addition.
Approval	Z-9193	710 Gallivan Blvd. Gas service station
Approval	Z-9194	552 Park Street. Three-family dwelling
Denial Without Prejudice	Z-9202	451 Washington Street. Meet with community and Authority
Deferral	Z-9170	1460-1474 Dorchester Avenue. Resolve concerns.

East Boston

Approval	Z-9176	108-110 Meridian Street. Four apartments.
Approval	Z-9126	53-55 Webster Street. Three-family dwelling.
Approval	Z-9163	67 Frankfort Street. Duplex apartment.
Approval	Z-9195	98R Condor Street. Light manufacturing.
Approval	Z-9212	36 Frankfort Street. Extend apartment.

Fenway

Approval	Z-9169	200 Riverway. Three-story additions
Approval	Z-9168	37 Deaconess Road. Medical staff parking.

Hyde Park

Deferral	Z-9142	30 Thorn Street. Meet with community, resolve concerns.
Denial	Z-9191	118 Summit Street. Meet with Authority.

Approval	Z-9204	9 Danbury Road. Two-story addition.
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Jamaica Plain

Denial Without Prejudice	Z-9203	96 Bynner Street. Basement apartment.
Approval	Z-9165	19 Custer Street. One-story addition.
Approval	Z-9182	9 Plainfield Street. One-family dwelling.
Approval	Z-9183- 9184	19 Hall Street. Subdivision.
Approval	Z-9205	30-40 Danforth Street. Three-family dwelling.
Approval	Z-9232- 9233	8-12 Carlford Street. Two one-family dwelling.

Mattapan

Approval	Z-9104	18 Mattapan Street. One-family dwelling.
Approval	Z-9157	69 Woolson Street. One-family dwelling.

North End

Approval	Z-9188	354-356 Hanover Street. Retail clothing store.
Denial	Z-9201	25 Hanover Avenue. Roof top addition.
Approval	Z-9220	19 Greenough Lane, Seven apartments.
Deferral	Z-9138	19-21 North Margin Street and 17-19 Wiget Street. 25 apartments.

Roslindale

Approval	Z-9185	750 American Legion Highway. One-family dwelling.
Approval	Z-9196	40-42 Granfield Avenue. Two-family dwelling.

Roxbury

Approval	Z-9158	139 Thornton Street. Three-family dwelling.
Deferral	Z-9209	238-248 Warren Street. Resolve concerns.
Deferral	Z-9227-9228	29 and 45 Centre Street. Resolve concerns.

South Boston

Approval	Z-9177	666 East Broadway. Take-out restaurant.
Approval	Z-9179	122 West Seventh Street. Warehouse.
Approval	Z-9219	623 East Fourth Street. Two-family dwelling.

South End

Approval	Z-9070	492-498 Massachusetts Avenue and 779-781 Tremont Street. Real estate office.
Approval	Z-9103	39 East Concord Street. Six apartments.
Denial Without Prejudice	Z-9164	307-311 Albany Street. Inappropriate sign.
Approval	Z-9174	298 Columbus Avenue. Three-family dwelling and office.
Denial Without Prejudice	Z-9178	78 East Brookline Street. Increased conversion of row buildings.
Approval	Z-9206-9207	1035-1055 Tremont Street. 62 apartments.

Denial Z-9213 34 Cunard Street. Basement apartment.
Without
Prejudice

West Roxbury

Approval Z-9160 35 Salman Street. Rear porch.

Denial Z-9166 1852-1858 Centre Street. Inappropriate plans.

Denial Z-9190 82 Glendower Road. Resolve concerns.
Without
Prejudice

Denial Z-9214- 97-99-100 Newfield Street. Meet with Authority and
Without 9216 community.
Prejudice

Approval Z-9226 4873 Washington Street. Eight apartments.

Approval Z-9231 660 LaGrange Street. Rear porch extension.

BOARD OF APPEAL REFERRALS

October 22, 1986

		<u>Hearing</u>	
1.	Z-9035	10/28/86	Bostonian Properties 49 Chestnut Hill Avenue, Brighton
*2.	Z-9070	10/28/86	Simon Boyle Group, Inc. 492-498 Massachusetts Avenue & 779-781 Tremont Street, Boston
3.	Z-9102	10/28/86	Andrew J. Campbell 18 Union Street, Charlestown
*4.	Z-9103	10/28/86	William Percy 39 East Cottage Street, Boston
5.	Z-9104	10/28/86	Willie Holloway 18 Mattapan Street, Mattapan
6.	Z-9106	10/28/86	Mark Lee 451 Cambridge Street, Brighton
7.	Z-9126	10/28/86	Carmela Graziano 53-55 Webster Street, East Boston
*8.	Z-9138	10/28/86	Matthew DiCarlo 17-19 Wiget Street & 19-21 North Margin Street, Boston
*9.	Z-9142	10/28/86	Benjamin & Nicholas Cibotti 30 Thorn Street, Hyde Park
10.	Z-9157	10/28/86	National Home Developers, Inc. 69 Woolson Street, Mattapan
11.	Z-9158	10/28/86	Pedro A. Escoto 139 Thornton Street, Roxbury
12.	Z-9159	10/28/86	Michael G. Gouthro 8R Mt. Vernon Street, Dorchester
*13.	Z-9160	10/21/86	Lawrence J. Hall, et al. 35 Salman Street, West Roxbury
14.	Z-9163	10/30/86	Monte Marrocco 67 Frankfort Street, East Boston
15.	Z-9164	10/28/86	Mobil Oil Corporation 307-311 Albany Street, Boston
16.	Z-9165	10/21/86	Ege Haile & Taye Ayele 19 Custer Street, Jamaica Plain

*not included in original submission

BOARD OF APPEAL REFERRALS

October 22, 1986

		<u>Hearing</u>	
17.	Z-9166	10/30/86	Nicholas Polymeros 1852-1858 Centre Street, West Roxbury
18.	Z-9167	10/28/86	Rose Associates Fitz Inn Auto Parks, Inc. 4-16 East Street, Boston
19.	Z-9168	10/28/86	New England Deaconess Hospital Fitz Inn Auto Parks, Inc. 37 Deaconess Road, Boston
20.	Z-9169	10/30/86	Wheelock College 200 Riverway, Boston
*21.	Z-9170	10/28/86	Michael R. Dwyer 1460-1474 Dorchester Avenue, Dorchester
22.	Z-9172	10/30/86	O.J. Car Wash, Inc. 273 Columbia Road, Dorchester
23.	Z-9173	10/30/86	David J. Breadmore 39R Gibson Street, Dorchester
24.	Z-9174	10/30/86	Bagnall-Howland Realty Trust 298 Columbus Avenue, Boston
25.	Z-9176	10/28/86	Vincent Galuna 108-110 Meridian Street, East Boston
26.	Z-9177	10/30/86	Elias Efaemidis 666 East Broadway, South Boston
27.	Z-9178	10/28/86	78 East Brookline Realty Trust 78 East Brookline Street, Boston
28.	Z-9179	10/30/86	Ideal Realty Trust 122 West Seventh Street, South Boston
29.	Z-9180	10/28/86	Max Seney 872 Washington Street, Dorchester
30.	Z-9181	10/21/86	Catherine Smith 75 Waldeck Street, Dorchester
31.	Z-9182	10/28/86	James McMahon 9 Plainfield Street, Jamaica Plain
32.	Z-9183-9184	11/6/86	Ralph S. Robart & Rodney D. Farnsworth III, Trustees 19 Hall Street, Jamaica Plain

*not included in original submission

BOARD OF APPEAL REFERRALS

October 22, 1986

		<u>Hearing</u>	
33.	Z-9185	10/30/86	Maria Balzano 750 American Legion Highway Roslindale
*34.	Z-9186-9187	10/30/86	William Martin & John E. Sarno 272-280 Cambridge Street, Boston
35.	Z-9188	10/28/86	Mary C. Ania 354-356 Hanover Street, Boston
36.	Z-9189	10/28/86	Daniel & Louise Gadowski 31 Eden Street, Charlestown
37.	Z-9190	10/30/86	William Howdy & Alex Musto 82 Glendower Road, West Roxbury
38.	Z-9191	10/30/86	Thomas M. Linnane 118 Summit Avenue, Hyde Park
39.	Z-9192	10/20/86	The Globe Newspaper Company 135 Wm. T. Morrissey Boulevard Dorchester
40.	Z-9193	11/6/86	Sun Refining & Marketing Company 710 Gallivan Boulevard Dorchester
41.	Z-9194	10/28/86	Eric Markland 552 Park Street, Dorchester
42.	Z-9195	10/28/86	East Boston Economic Comm. Development, Corporation 98R East Condor Street, East Boston
*43.	Z-9196	10/30/86	Ellen C. Daman 40-42 Granfield Avenue, Roslindale
44.	Z-9197-9199	10/30/86	Arthur Pelton, Trustee 11-13 Sheafe Street & 17-19 Sackville Street, Charlestown
*45.	Z-9200	10/30/86	Post 26 American Legion Bruce B. Daniel (Prospective Purchaser) 35 Chestnut Street, Charlestown
*46.	Z-9201	10/30/86	George & John DiConstanzo, Trustees 25 Hanover Avenue, Boston
*47.	Z-9202	11/6/86	Kenneth Carson 451 Washington Street, Dorchester

*not included in original submission

BOARD OF APPEAL REFERRALS

October 22, 1986

Hearing

*48.	Z-9203	10/30/86	Jorge Farietta 96 Bynner Street, Jamaica Plain
*49.	Z-9204	11/6/86	Brenda Daly 9 Danbury Road, Hyde Park
50.	Z-9205	10/30/86	Jose Oviedo 30-40 Danforth Street, Jamaica Plain
51.	Z-9206-9207	10/30/86	Cliff Boyle, Trustee 1035-1039 & 1045-1055 Tremont Street Boston
*52.	Z-9208	10/30/86	Jane Brodey 23 Brimmer Street, Boston
*53.	Z-9209	11/6/86	Cliff Boyle, Trustee 238-248 Warren Street, Roxbury
54.	Z-9212	11/6/86	Gina Scalcione 36 Frankfort Street, East Boston
55.	Z-9213	11/6/86	CRT Realty Trust 34 Cunard Street, Boston
56.	Z-9214-9216	11/6/86	Henry G. Kara 97-99-100 Newfield Street West Roxbury
57.	Z-9219	10/30/86	Kathleen M. McCarthy 623 East Fourth Street South Boston
58.	Z-9220	11/6/86	Joseph Carregal 19 Greenough Lane, Boston
59.	Z-9226	11/6/86	Anthony Rossetti 4873 Washington Street, West Roxbury
*60.	Z-9227-9228	11/6/86	Cruz Development Corporation 29 & 45 Centre Street, Roxbury
*61.	Z-9230	11/6/86	Edward Dudek, Jr. 20 Glendale Street, Dorchester
62.	Z-9231	11/6/86	Gerasimos Livadas 660 LaGrange Street, West Roxbury
63.	Z-9232-9333	11/6/86	Carlford Associates 8-12 Carlford Street, Jamaica Plain

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MEMORANDUM

October 22, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/28/86 Z-9035
Bostonian Properties
49 Chestnut Hill Avenue
Brighton

Site: 15,364 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-story 12-unit apartment structure
with underground parking.

Violation(s): Ancillary parking is conditional use.

Off-street parking is not allowed within front
nor side yards.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petition Z-9035, Bostonian
Properties, 49 Chestnut Hill Avenue, Brighton,
for conditional use and four variances to erect
three-story twelve-unit apartment structure with
underground parking in a residential (R-.8)
district, the Boston Redevelopment Authority
recommends deferral of hearing until appellant
reviews plans with the community and the Authority.
Construction on existing parking lot.

Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9070
Simon Boyle Group, Inc.
492-498 Massachusetts Avenue &
779-781 Tremont Street
Boston

Site: Seven-story structure

District(s): General business (B-2)

Purpose: Change occupancy from 18 apartments and two offices
to 18 apartments, real estate office, and store.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9070, Simon Boyle Group, Inc., 492-498 Massachusetts Avenue & 779-781 Tremont Street, Boston, for variance for change of occupancy from 18 apartments and two offices to 18 apartments, real estate office, and store in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval and to Claremont Neighborhood Association for review. Present storage space will be converted to commercial use.



Z-9070

492-498 MASSACHUSETTS AVE.

Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9102
Andrew J. Campbell
18 Union Street
Charlestown

Site: Three-family dwelling

District(s): Apartment (H-1)

Purpose: Enlarge rear decks.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9102, Andrew J. Campbell, 18 Union Street, Charlestown, for variance to enlarge rear decks of three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Existing condition. The decks do not extend beyond the point of the old porches. Neighbors have no opposition.

Z-9102 18 UNION ST. CHARLESTOWN



Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9103
William Percy
39 East Concord Street
Boston

Site: Five-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from lodging house to six apartments.

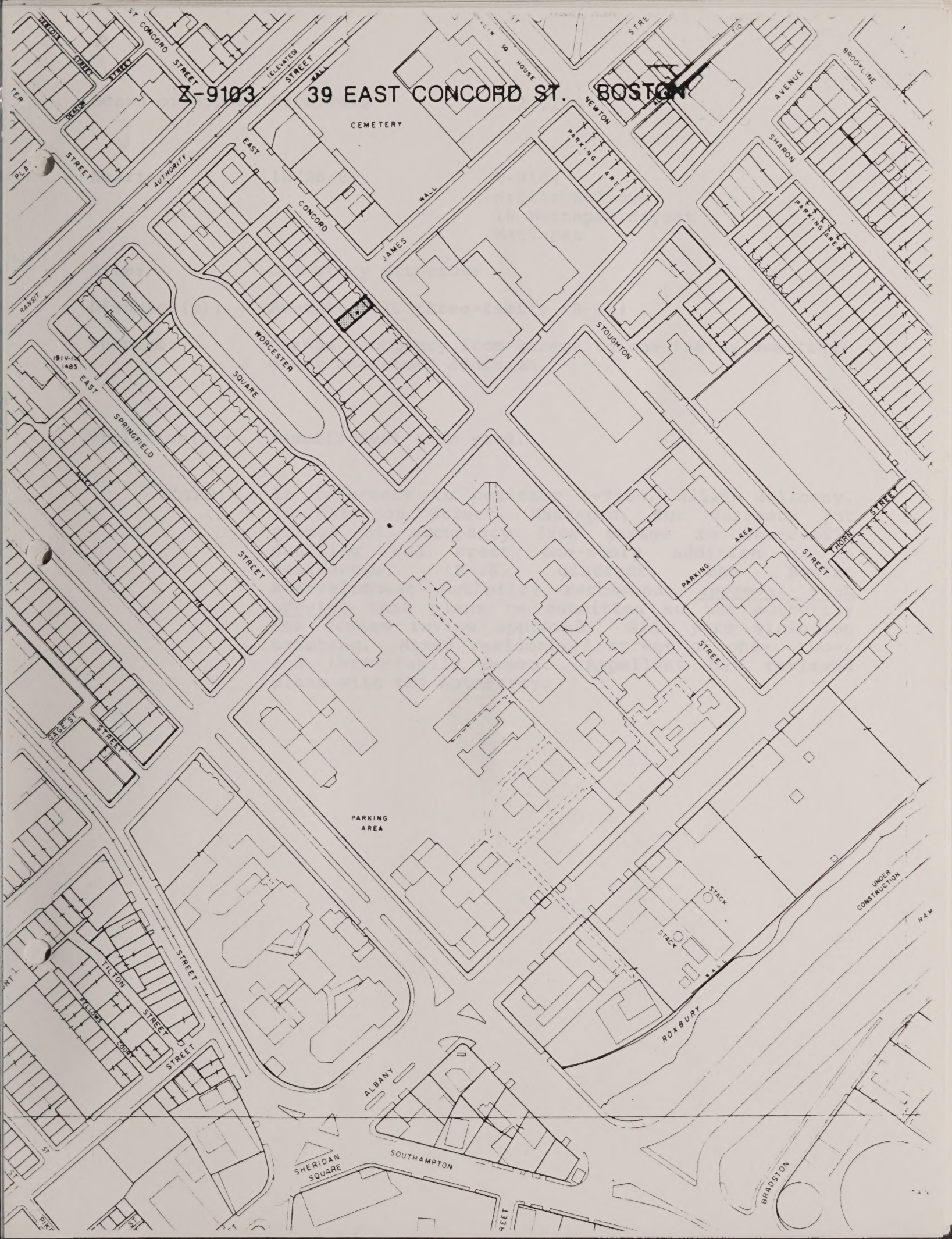
Violation(s): Insufficient open space.

VOTED: In reference to petition Z-9103, William Percy, 39 East Concord Street, Boston, for variance for change of occupancy from lodging house to six apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Occupancy existing. Abutters and Worcester Square Area Neighborhood Association have expressed support of petition.

Z-9103

39 EAST CONCORD ST.

BOSTON



Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9104
Willie Holloway
18 Mattapan Street
Mattapan

Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from garage to one-family dwelling;
erect one-story addition.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9104, Willie Holloway, 18 Mattapan Street, Mattapan, for variance for change of occupancy from garage to one-family dwelling and erect one-story addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Side yard violation existing. Mixed residential street of one-, two-, and three-family homes. Appellant has reviewed plans with the Authority.

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Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9106
Mark Lee
451 Cambridge Street
Brighton

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from three apartments and office
to same and take-out catering.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-9106, Mark Lee, 451
Cambridge Street, Brighton, for conditional use
for change of occupancy from three apartments
and office to same and take-out catering in a
general business (B-1) district, the Boston
Redevelopment Authority recommends denial. Site
and structure are inappropriate. Take-out
restaurant would tend to create traffic hazard
in congested area.



Z-9106

451 CAMBRIDGE ST.

BRIGHTON

Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9126
Carmela Graziano
53-55 Webster Street
East Boston

Site: 3½-Story structure

District(s): Apartment (H-1-40)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-9126, Carmela Graziano, 53-55 Webster Street, East Boston, for two variances for change of occupancy from two- to three-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval. Existing condition at time of purchase in 1973. Multifamily neighborhood. Former store converted to third unit.



Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9138
Matthew DiCarlo
17-19 Wiget Street &
19-21 North Margin Street
Boston

Site: Five-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from warehouse to 25 apartments.

Violation(s): Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9138, Matthew DiCarlo, 17-19 Wiget Street & 19-21 North Margin Street, Boston, for two variances for change of occupancy from warehouse to 25 apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral of decision. Apartments are an appropriate use, and the Authority supports rehabilitation of building within the existing envelope. However, any approval should be based on evidence of long-term lease with nearby parking facility for at least 25 off-street parking spaces to the Board of Appeal and review by North End Neighborhood Council; consultation with the Authority with respect to provision of affordable housing; submission to the Authority of design plans. Several abutters have expressed support of use. Neighborhood Council meeting is scheduled for October 23, 1986.

Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9142
Benjamin & Nicholas Cibotti
30 Thorn Street
Hyde Park

Site: 11,000 Square feet of land

District(s): Manufacturing (M-1)

Purpose: Erect four-story sixteen-unit apartment structure.

Violation(s): Multifamily dwelling is conditional use.

VOTED: In reference to petition Z-9142, Benjamin & Nicholas Cibotti, 30 Thorn Street, Hyde Park, for conditional use to erect four-story sixteen-unit apartment structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral of hearing. Primary concerns are an adequate parking plan, open space, and siting of building. Use would be compatible with surrounding multifamily residential properties. However, Thorn Street is presently overcrowded with automobiles. Appellant should also meet with community to discuss development and address concerns.

10/22/86

Hearing: 10/28/86 Z-9157
National Home Developers, Inc.
69 Woolson Street
Mattapan

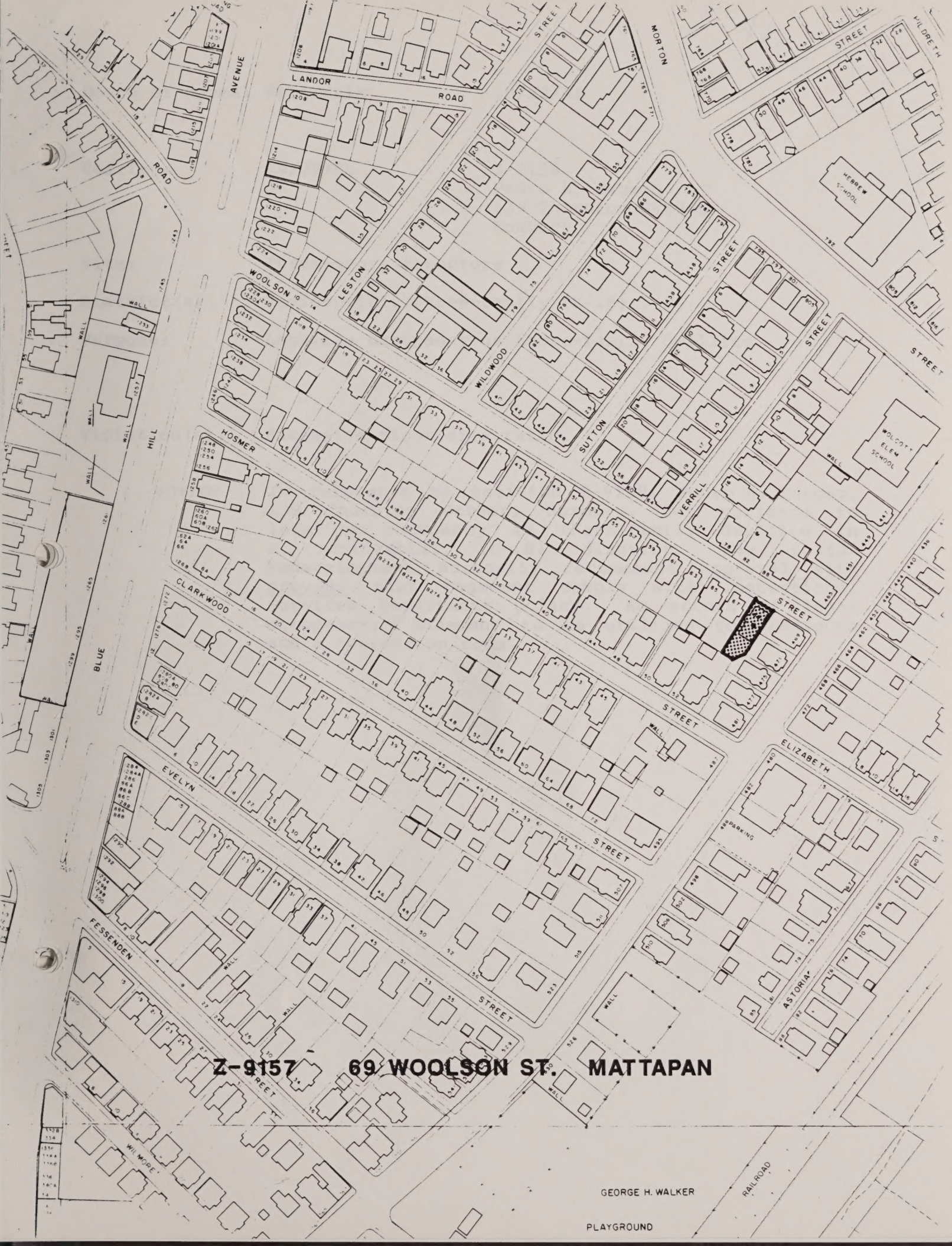
Site: 4,072 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, side, rear yards,
and off-street parking.

VOTED: In reference to petition Z-9157, National Home
Developers, Inc., 69 Woolson Street, Mattapan,
for five variances to erect one-family dwelling
in a residential (R-.8) district, the Boston
Redevelopment Authority recommends approval with
proviso that plans with particular attention to
scale and design be submitted to the Authority
for design review approval and that off-street
parking be provided. Residential use will
eliminate a neighborhood health and safety hazard.



Z-9157 69 WOOLSON ST. MATTAPAN

GEORGE H. WALKER

PLAYGROUND

Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9158
Pedro A. Escoto
139 Thornton Street
Roxbury

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9158, Pedro A. Escoto, 139 Thornton Street, Roxbury, for variance to legalize occupancy as three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that basement comply with Inspectional Services Department policy. No record of legal occupancy. Basement to be utilized for bedrooms and a recreation room.



Z-9158

139 THORNTON ST

ROXBURY

Board of Appeal Referrals

10/22/86

12

Hearing: 10/28/86

Z-9159
Michael G. Gouthro
8R Mt. Vernon Street
Dorchester

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as office, plumbing shop, and storage.

Violation(s): Plumbing shop is forbidden use.

VOTED: In reference to petition Z-9159, Michael G. Gouthro, 8R Mt. Vernon Street, Dorchester, for forbidden use to legalize occupancy as office, plumbing shop, and storage in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Structure has been used as office and shop approximately sixty years. Current use existing since 1979.



PARKING
AREA
2-9159

8R MT. VERNON ST. DORCHESTER

DORCHESTER
HISTORICAL
SOCIETY

ROGER
CLAP
SCHOOL

ST. RITA'S
SCHOOL

ST. MARGARET'S
CONVENT

W. M. E.
RUSSELL
SCHOOL

W. M. E.
RUSSELL
SCHOOL
(EL.)

ST. MARGARET
SCHOOL
(GRAM.)

SANT
MARGARET
& C
CHURCH

RICHARDSON

PARK

EDISON

EDISON

GREEN

GREEN

Board of Appeal Referrals

10/22/86

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Hearing: 10/21/86 Z-9160
Lawrence J. Hall, et al.
35 Salman Street
West Roxbury

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Legalize extension of rear porch.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9160, Lawrence J. Hall, et al., 35 Salman Street, West Roxbury, for variance to legalize extension of rear porch in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Porch rebuilt with ramp to accommodate disabled person. Abutter has no objection.



Z-9160 35 SALMAN ST. WEST ROXBURY

Board of Appeal Referrals

10/22/86

Hearing: 10/30/86 Z-9163
Monte Marrocco
67 Frankfort Street
East Boston

Site: Six-unit apartment structure

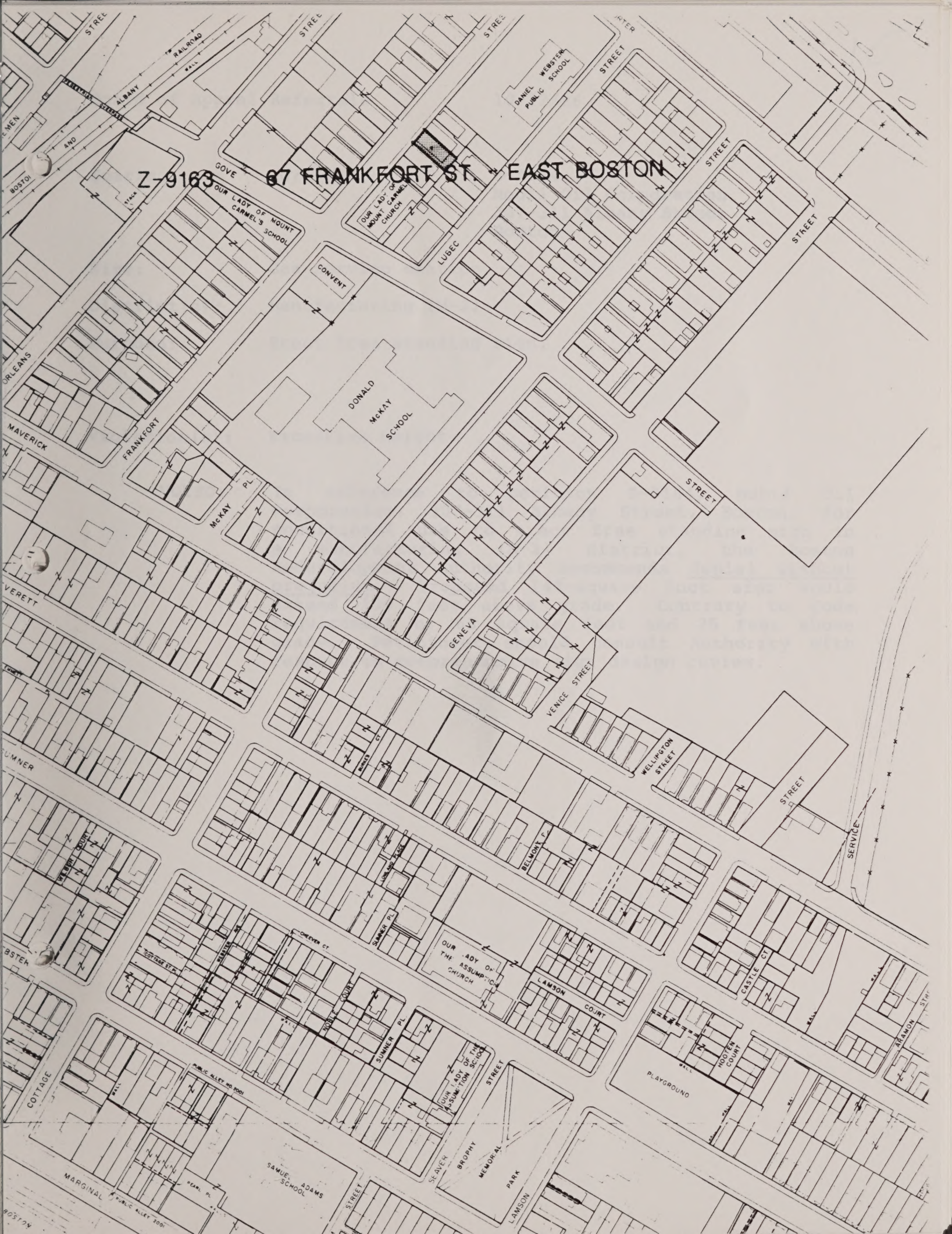
District(s): Apartment (H-1)

Purpose: Extend first-floor apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9163, Monte Marrocco, 67 East Frankfort Street, East Boston, for variance to extend first-floor apartment to basement in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that basement space comply with Inspectional Services Department policy and adequate secondary egress is provided from upper floors to meet safety code. The applicant seeks to change the first-floor front apartment from a studio to a duplex bedroom and bath at basement level with access via spiral staircase to living room and kitchen on the first floor. Interior alteration to expand existing living space. The Authority does not object to this proposal as long as the expansion in the basement remains part of the first-floor unit and the applicant does not seek in the future to expand the basement for additional living units. There is a concern for adequate second means of egress for the second and third floor units. The plans on file did not indicate existing egresses and these must be provided for safety.

Z-9163 67 FRANKFORT ST. - EAST BOSTON



Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9164
Mobil Oil Corporation
307-311 Albany Street
Boston

Site: Gas service station

District(s): Manufacturing (M-2)

Purpose: Erect free standing sign.

Violation(s): Excessive height.

VOTED: In reference to petition Z-9164, Mobil Oil Corporation, 307-311 Albany Street, Boston, for conditional use to erect free standing sign in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed 144-square foot sign would extend 100 feet above grade. Contrary to Code requirement of 65 square feet and 25 feet above grade. Petitioner should consult Authority with respect to comprehensive sign design review.

Z-9164 307-311 ALBANY ST. BOSTON



Board of Appeal Referrals

10/22/86

Hearing: 10/21/86 Z-9165
Ege Haile & Taye Ayele
19 Custer Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, (R-.8)

Purpose: Erect addition.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9165, Ege Haile & Taye Ayele, 19 Custer Street, Jamaica Plain, for variance to erect addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Addition will not extend beyond rear wall of existing residence.



Z-9165 19 CUSTER ST JAMAICA PLAIN

Board of Appeal Referrals

10/22/86

Hearing: 10/30/86 Z-9166
Nicholas Polymeros
1852-1858 Centre Street
West Roxbury

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from four stores to same and two apartments; erect two-story addition.

Violation(s): Excessive floor area ratio and height of building.
Insufficient front yard.

VOTED: In reference to petition Z-9166, Nicholas Polymeros, 1852-1858 Centre Street, West Roxbury, for forbidden use and three variances for change of occupancy from four structures to same and two apartments and erect two-story addition in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Inadequate plans. Additional housing units would be inappropriate. Existing loading docks are needed and should not be removed for other use. Emergency vehicle access, parking, and architectural plans are concerns. Abutters and neighborhood council have not yet been involved.

Z-9166

1852-1858

CENTRE ST. WEST ROXBURY



Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9167
Rose Associates
Fitz Inn Auto Parks, Inc.
4-16 East Street
Boston

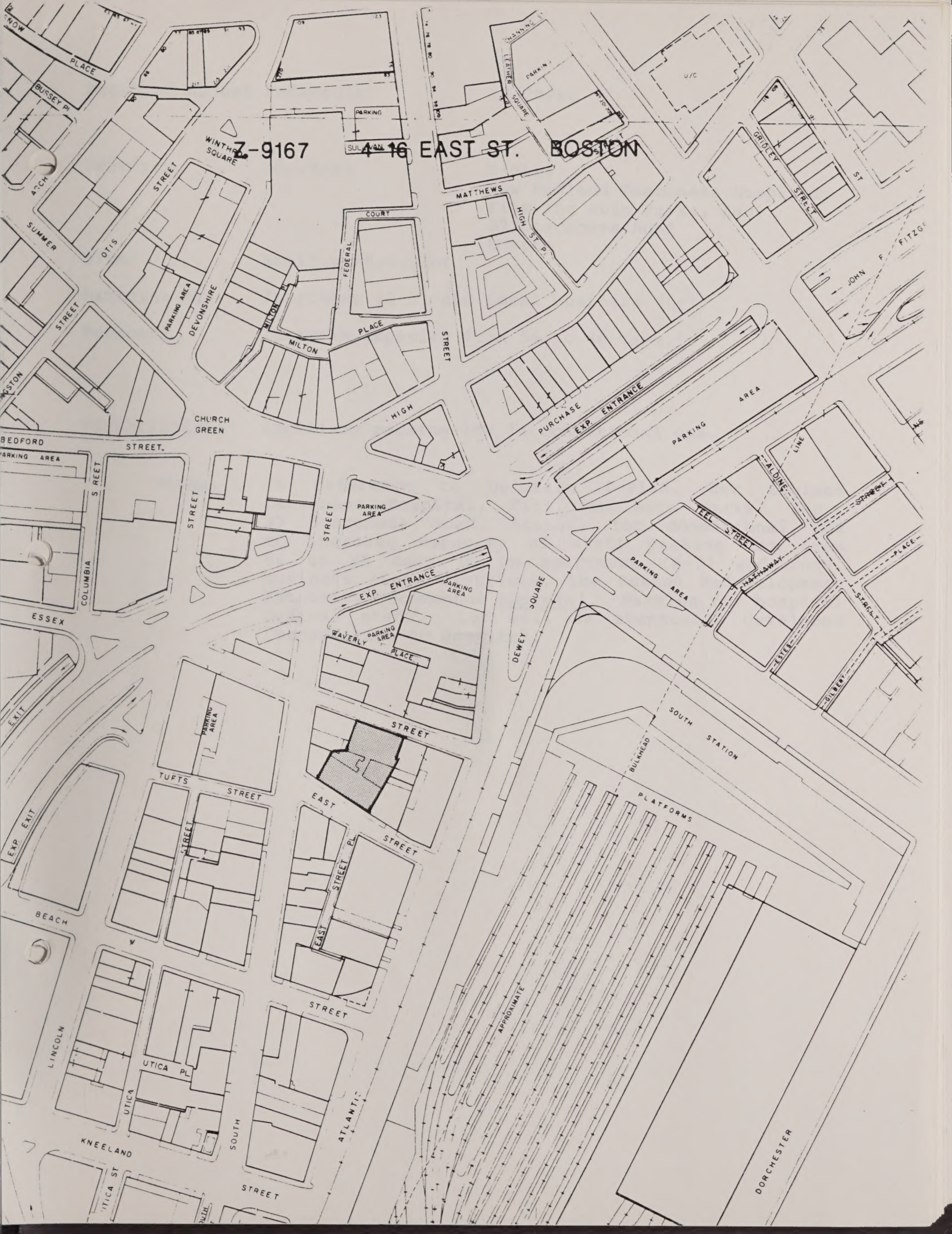
Site: Parking lot for fee

District(s): Manufacturing (M-8)

Purpose: Increase capacity from 55 to 83 cars.

Violation(s): Parking lot is conditional use.

VOTED: In reference to petition Z-9167, Rose Associates, Fitz Inn Auto Parks, Inc., 4-16 East Street, Boston, for conditional use to increase capacity of parking lot for fee from 55 to 83 cars in a manufacturing (M-8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the conditional use permit terminate at the end of two years; that the parking spaces comply with Code requirement of 8½ feet x 20 feet. Plans indicate 81 spaces 9 feet x 18 feet and two 12 feet x 18 feet.



7-9167 4-16 EAST ST. BOSTON

Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9168
New England Deaconess Hospital
Fitz Inn Auto Parks, Inc.
37 Deaconess Road
Boston

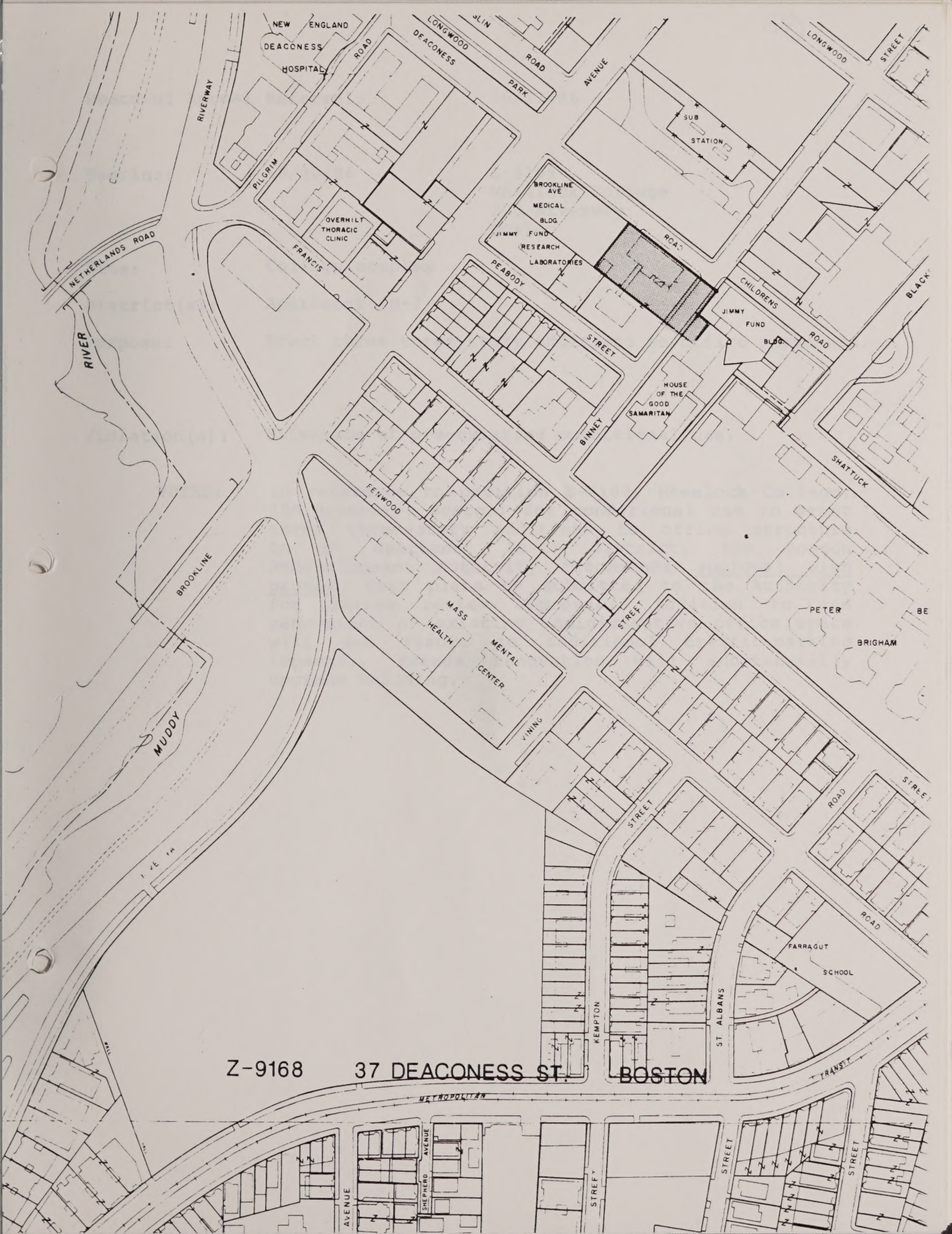
Site: Staff parking lot

District(s): Apartment (H-2) and Local business (L-1)

Purpose: Increase capacity from 66 to 86 cars.

Violation(s): Ancillary parking lot is conditional use.

VOTED: In reference to petition Z-9168, New England Deaconess Hospital, Fitz Inn Auto Parks, Inc., 37 Deaconess Road, Boston, for conditional use to increase capacity of staff parking lot from 66 to 86 cars in an apartment (H-2) and local business (L-1) districts, the Boston Redevelopment Authority recommends approval. Parking for hospital medical staff. Lot will be eventually developed for addition to hospital.



Z-9168

37 DEACONESS ST.

BOSTON

Board of Appeal Referrals

10/22/86

Hearing: 10/30/86 Z-9169
Wheelock College
200 Riverway
Boston

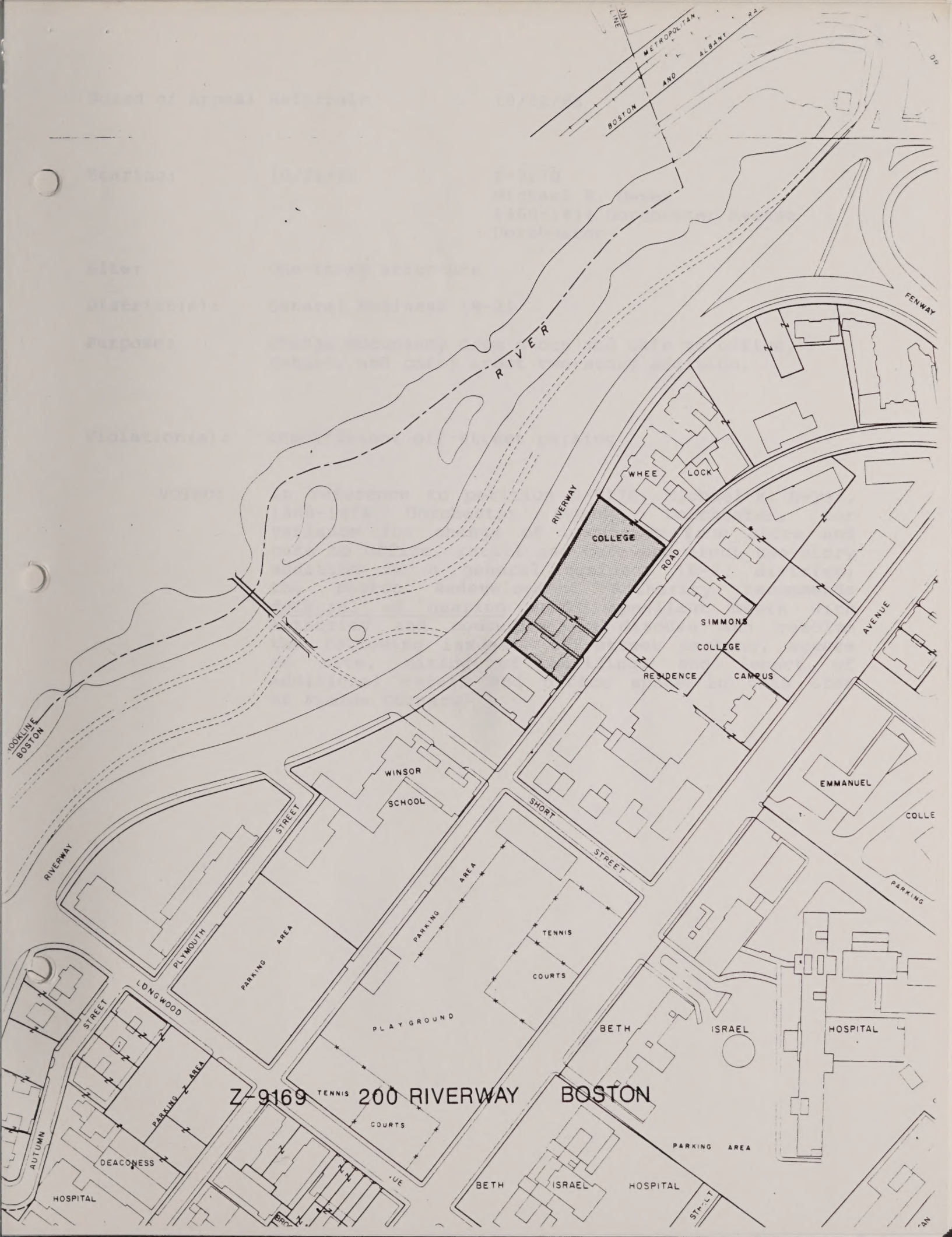
Site: College complex

District(s): Apartment (H-2)

Purpose: Erect three three-story additions to office structure.

Violation(s): Extension of pre-existing conditional use.

VOTED: In reference to petition Z-9169, Wheelock College, 200 Riverway, Boston, for conditional use to erect three three-story additions to office structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition to and renovation of existing administrative office space will not result in additional traffic-parking impacts. Facade renovation will substantially upgrade building.



Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9170
Michael R. Dwyer
1460-1474 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): General business (B-2)

Purpose: Change occupancy from store and cafe to office,
retail, and cafe; erect two-story addition.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-9170, Michael R. Dwyer, 1460-1474 Dorchester Avenue, Dorchester, for variance for change of occupancy from store and cafe to office, retail and cafe and erect two-story addition in a general business (B-2) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with Authority and community to discuss and resolve the following issues: off-street parking, access to site, siting of building, and impact of additional retail and office space in this area of Fields Corner.



GIBSON PLAYGROUND

Z-9170

1460-1474

DORCHESTER AVE. DORCHESTER

Board of Appeal Referrals

10/22/86

22

Hearing: 10/30/86

Z-9172
O.J. Car Wash, Inc.
273 Columbia Road
Dorchester

Site: Car wash

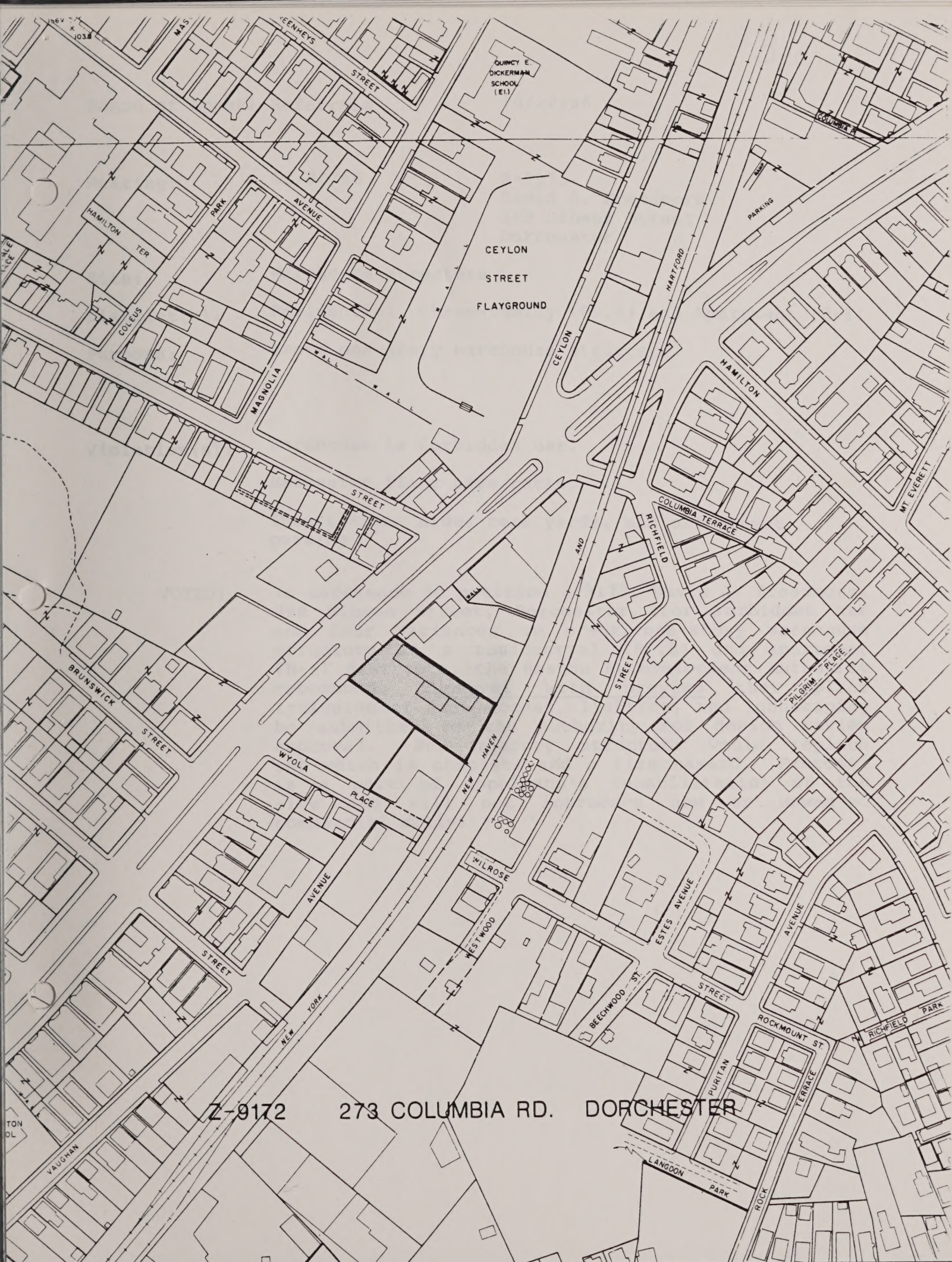
District(s): Local business (L-1) and Manufacturing (M-1)

Purpose: Erect accessory detail shop.

Violation(s): Insufficient front yard.

Sign is conditional use.

VOTED: In reference to petition Z-9172, O.J. Car Wash, Inc., 273 Columbia Road, Dorchester, for conditional use and variance to erect accessory detail shop to car wash in a local business (L-1) and manufacturing (M-1) districts, the Boston Redevelopment Authority recommends denial without prejudice. Concerns generated by proposed expansion are its impact on a congested artery, location of structure, and landscaping. Appellant should review plans with the Authority and meet with local civic association to address their concerns.



Z-9172

273 COLUMBIA RD. DORCHESTER

Board of Appeal Referrals

10/22/86

Hearing: 10/30/86 Z-9173
David J. Breadmore
39R Gibson Street
Dorchester

Site: Warehouse structure

District(s): Residential, three-family (R-.8) and Apartment (H-1)

Purpose: Erect one-story warehouse structure.

Violation(s): Warehouse is forbidden use.
Excessive floor area ratio.
Insufficient side, rear yards, and off-street parking.

VOTED: In reference to petition Z-9173, David J. Breadmore, 39R Gibson Street, Dorchester, for forbidden use and four variances to erect one-story warehouse structure in a residential (R-.8) and apartment (H-1) districts, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of site access, lighting, and landscaping be submitted to the Authority for design review approval. New masonry structure would replace one which is obsolete and a fire hazard. Proposal is a part of appellant's rehabilitation of the site and will not introduce new or unwanted commercial activity.



Z-9173

39B GIBSON ST. DORCHESTER

Board of Appeal Referrals

10/22/86

Hearing: 10/30/86 Z-9174
Bagnall-Howland Realty Trust
298 Columbus Avenue
Boston

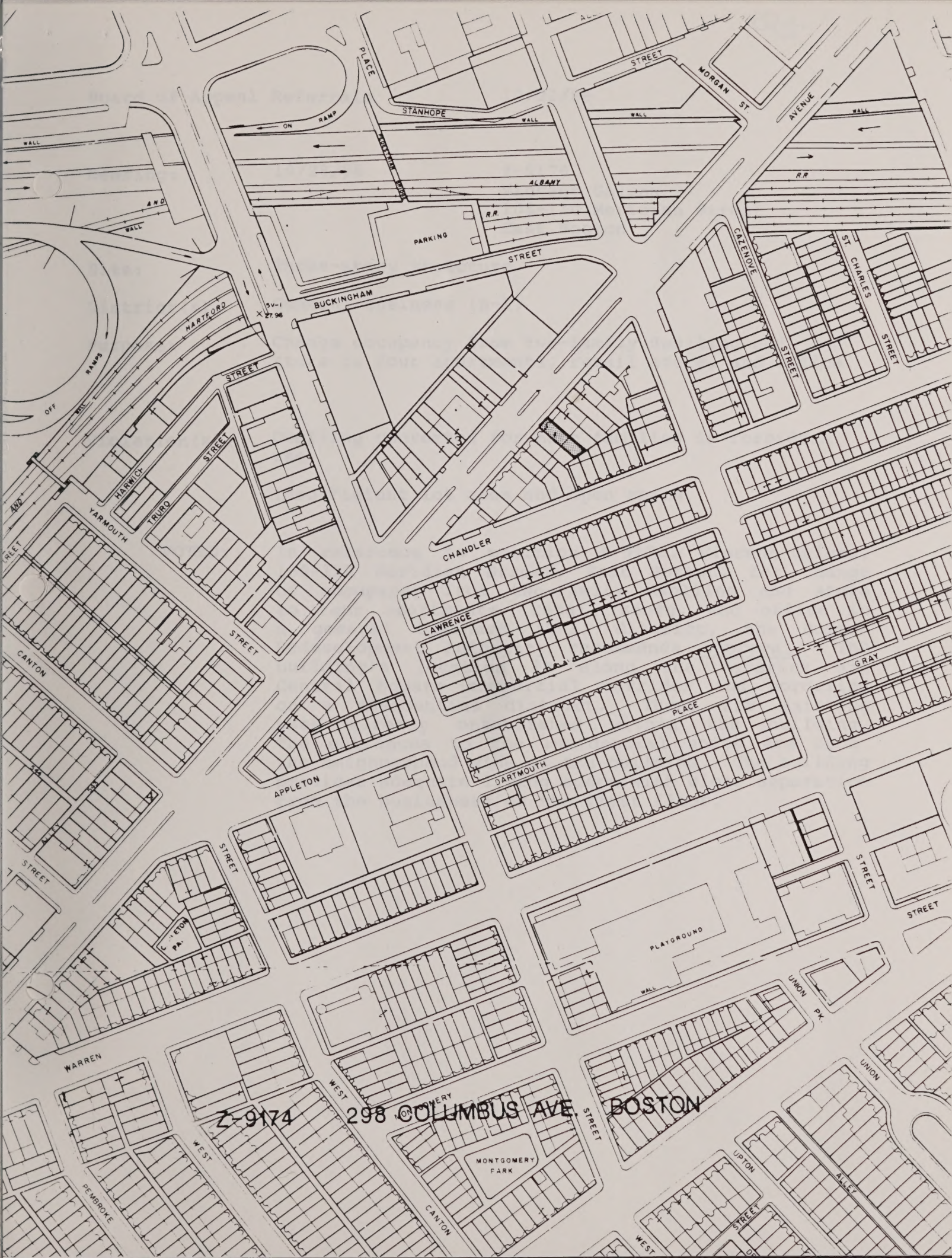
Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from one-family dwelling and
four lodgers to three-family dwelling and office.

Violation(s): Architect's office is conditional use.

VOTED: In reference to petition Z-9174, Bagnall-Howland Realty Trust, 298 Columbus Avenue, Boston, for change of occupancy from one-family dwelling and four lodgers to three-family dwelling and office in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval subject to review and approval by the Ellis Neighborhood Association. Uses existing three years. Change of occupancy involves no structural or exterior changes and no added density.



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Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9176
Vincent Galuna
108-110 Meridian Street
East Boston

Site: Three-story structure

District(s): General business (B-1)

Purpose: Change occupancy from two-family dwelling and store to four apartments, retail store, and office.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-9176, Vincent Galuna, 108-110 Meridian Street, East Boston, for change of occupancy from two-family dwelling and store to four apartments, retail store, and office in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. The building's location is along the Maverick and Central Square commercial corridor and bordering on a residential district. These are existing uses already established within the building. The entrances to the residential units are from the neighborhood side of the building. The building provides adequate living space with clear separation from the businesses on the first floor.



Board of Appeal Referrals

10/22/86

Hearing: 10/30/86 Z-9177
Elias Efaemidis
666 East Broadway
South Boston

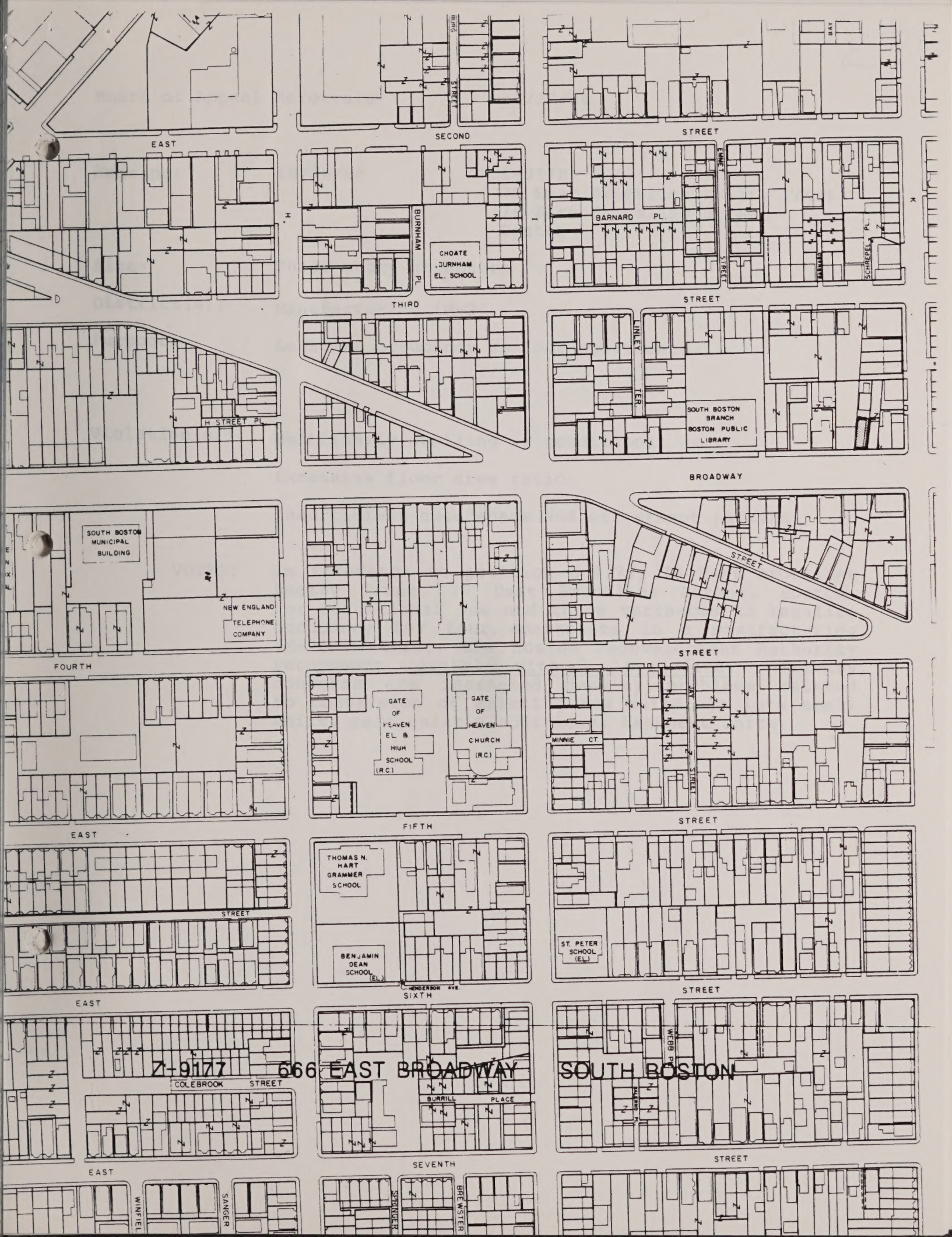
Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from retail store to restaurant;
erect front and rear additions.

Violation(s): Take-out restaurant is conditional use.
Insufficient rear yard.

VOTED: In reference to petition Z-9177, Elias Efaemidis, 666 East Broadway, South Boston, for conditional use and variance for change of occupancy from retail store to restaurant and erect front and rear additions in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The building has been used in the past as an ice cream parlor and more recently as "Broadway Pizza". The proposed rear addition will fill in the gap created by a rear "L" and will provide floor area for a walk-in refrigerator. The front of the building is currently set back from the front of buildings on either side and thus the proposed front addition will bring the facade in line with these buildings which will improve the street. The proposed use of a restaurant is consistent with the local business character of this part of East Broadway.



Z-9177

666 EAST BROADWAY

SOUTH BOSTON

Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9178
78 East Brookline Realty Trust
78 East Brookline Street
Boston

Site: Three-story structure

District(s): Manufacturing (M-2)

Purpose: Legalize occupancy as four apartments.

Violation(s): Multifamily dwelling is conditional use.
Excessive floor area ratio.
Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9178, 78 East Brookline Realty Trust, 78 East Brookline Street, Boston, for conditional use and three variances to legalize occupancy for four apartments in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial without prejudice. Primary concerns are increased density problems related to conversion of existing row buildings into small units, particularly additional basement units.

Z-9178 78 EAST BROOKLINE ST. BOSTON



Z-9178

78 EAST BROOKLINE ST. BOSTON

CITY OF BOSTON
BRIDGE SERVICE

Board of Appeal Referrals

10/22/86

Hearing: 10/30/86 Z-9179
Ideal Realty Trust
122 West Seventh Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as warehouse, light manufacturing,
and offices.

Violation(s): Wholesale business is forbidden use.

VOTED: In reference to petition Z-9179, Ideal Realty Trust, 122 West Seventh Street, South Boston, for forbidden use to legalize occupancy as warehouse, light manufacturing, and offices in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the use of front loading dock does not interfere with pedestrian and vehicular traffic; that light manufacturing operations do not involve use of flammable liquids, gases, and hazardous chemicals which generate noxious fumes or wastes. The three-story masonry structure appears to have been built for light industrial or general manufacturing use. Located in the front of the building is a loading dock platform. There is also access to other loading dock facilities at one side of the building and at the rear. Current uses are the storage of wallpaper, the preparation of adhesives for use with the wallpaper, and the assemblage of electronic boards and other parts for use in the mechanics of elevators. The appellant has assured the Authority that no noxious fumes or chemicals are involved in these processes. Some soldering and welding does occur with the elevator operation. This structure has housed Marshall Wallpaper Company since 1958 and Ken Mark Synthetics since 1968. Although zoned residential, there are a scattering of nonresidential uses in the area. Uses do not appear to have a negative impact on the residential properties.



Z-9179

122 WEST SEVENTH ST. SOUTH BOSTON

Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9180
Max Seney
872 Washington Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-9180, Max Seney, 872 Washington Street, Dorchester, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition. Basement apartment which has existed for several years and occupied at time of purchase by appellant, provides adequate living space with necessary light and ventilation.



2-9180 872 WASHINGTON ST. DORCHESTER

Board of Appeal Referrals

10/22/86

Hearing: 10/21/86 Z-9181
Catherine Smith
75 Waldeck Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-9181, Catherine Smith, 75 Waldeck Street, Dorchester, for forbidden use and variance for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Conversion is compatible with existing neighborhood mix of one-, two-, and three-family residential properties. No exterior changes. Neighbors have expressed support.



Z-9181

75 WALDECK ST. DORCHESTER

Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9182
James McMahon
9 Plainfield Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as one-family dwelling; erect rear addition.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9182, James McMahon, 9 Plainfield Street, Jamaica Plain, for variance to legalize occupancy as one-family dwelling and erect addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to floor layout, siting, and landscaping be submitted to the Authority for design review approval. Dining room addition.



NEW ENGL
SINA
HOSPIT

ARBORWAY TERMINAL PARKING

M. T. A.
OFFICE BUILDING

CITY OF P.W.D.
BOSTON GARAGE

FRANKLIN

JAMES B SHEA
CIRCLE

PARK

Z-9182 9 PLAINFIELD ST. JAMAICA PLAIN

MORTON

83 85 97

PARKING

PARKING

32

Board of Appeal Referrals

10/22/86

Hearing: 11/6/86 Z-9183-9184
Ralph S. Robart &
Rodney D. Farnsworth III, Trustees
19 Hall Street
Jamaica Plain

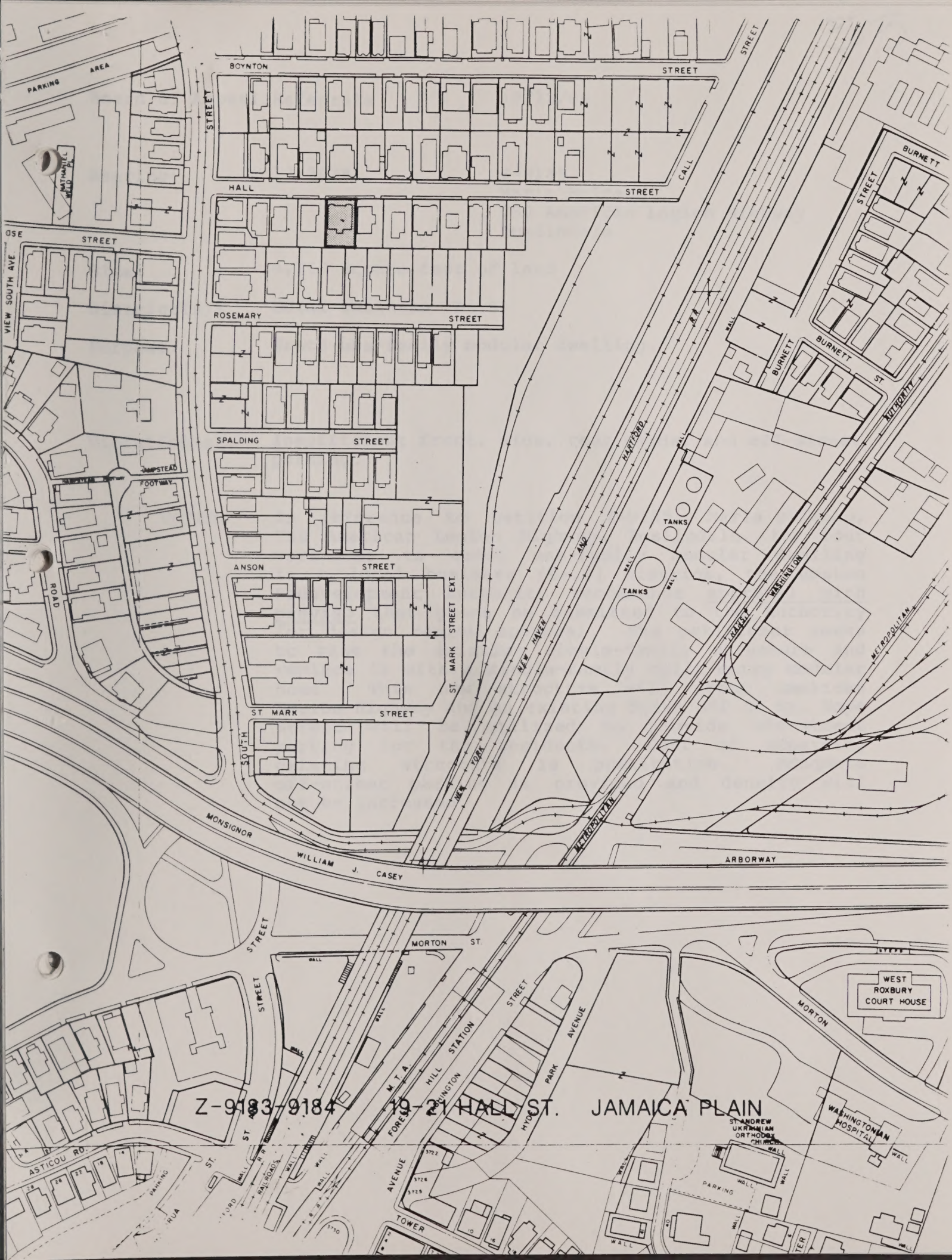
Site: Three-story duplex structure

District(s): Residential, three-family (R-.8)

Purpose: Subdivide duplex structure.

Violation(s): Insufficient lot area, open space, side, and rear yards.

VOTED: In reference to petitions Z-9183-9184,
Ralph S. Robart & Rodney D. Farnsworth III,
Trustees, 19 Hall Street, Jamaica Plain, for four
variances to subdivide duplex structure in a
residential (R-.8) district, the Boston
Redevelopment Authority recommends approval.
Subdivision will allow separate conveyance of
properties. Violation technical. No apparent
impact.



Z-9183-9184

10-21 HALL ST.

JAMAICA PLAIN

Board of Appeal Referrals

10/22/86

Hearing: 10/30/86 Z-9185
Maria Balzano
750 American Legion Highway
Roslindale

Site: 8,357 Square feet of land

District(s): Local business (L-.5)

Purpose: Erect one-family modular dwelling.

Violation(s): Insufficient front, side, rear yards, and off-street parking.

VOTED: In reference to petition Z-9185, Maria Balzano, 750 American Legion Highway, Roslindale, for four variances to erect one-family modular dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The petitioner seeks to raze the existing single-family structure and replace it with a single-family split-entry modular home. This new structure will front American Legion Highway and an existing drive off of Mt. Hope Street will be utilized to provide off-street parking for the residents. Cost of repairing existing structure is prohibitive. Adequate off-street parking is provided and density will not be increased.



Z-9185

750 AMERICAN LEGION HWY

ROSLINDALE

Board of Appeal Referrals

10/22/86

Hearing: 10/30/86 Z-9186-9187
William Martin & John E. Sarno
272-280 Cambridge Street
Boston

Site: Five-story structure

District(s): Local business (L-2-65)

Purpose: Change occupancy from eight apartments and store
to same and restaurant; change occupancy from
four apartments and store to same and restaurant.

Violation(s): Restaurant is conditional use.
Insufficient off-street parking.

VOTED: In reference to petitions Z-9186-9187,
William Martin & John E. Sarno, 272-280 Cambridge
Street, Boston, for two conditional uses and
variance for change of occupancy from eight
apartments and store to same and restaurant and
from four apartments and store to same and
restaurant in a local business (L-2-65) district,
the Boston Redevelopment Authority recommends
denial without prejudice. Neighborhood has
had problems with the operation of these
establishments particularly the "Pizza Pad".
Appellant should meet with community to resolve
problems. Prime concerns that should be addressed
include: improper trash storage and disposal;
need for commercial trash pickup; sidewalk
maintenance; operation without common victualer
license (Licensing Board indicates Pizza Pad
has not had license since 1982); potential future
changes in restaurants including liquor licenses
and/or different operators/operations.

Z-9186-9187 272-280 CAMBRIDGE ST. BOSTON



Board of Appeal Referrals

10/22/86

35

Hearing: 10/28/86 Z-9188
Mary C. Ania
354-356 Hanover Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from three apartments and lunchroom
to two apartments and store; erect sign.

Violation(s): Retail clothing store is forbidden use.
Change in nonconforming use.

VOTED: In reference to petition Z-9188, Mary C. Ania,
354-356 Hanover Street, Boston, for forbidden
use and conditional use for change of occupancy
from three apartments and lunchroom to two
apartments and retail store and erect sign in
a an apartment (H-3) district, the Boston
Redevelopment Authority recommends approval with
proviso that signage plans be submitted to the
Authority for design review approval. Retail
clothing store, existing approximately eighteen
years, consistent with similar local business
operations in mixed residential-commercial
neighborhood.



Z-9188 354 HANOVER ST BOSTON

Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9189
Daniel & Louise Gadowski
31 Eden Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect one-story addition to two-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient rear yard.

VOTED: In reference to petition Z-9189, Daniel & Louise Gadowski, 31 Eden Street, Charlestown, for two variances to erect one-story addition to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. One-story rear roof addition to match existing roofline. No record of legal occupancy. Two-family dwelling is characteristic of residential neighborhood.



Z-9189

31 EDEN ST.

CHARLESTOWN

Board of Appeal Referrals

10/22/86

Hearing: 10/30/86 Z-9190
William Howdy & Alex Musto
82 Glendower Road
West Roxbury

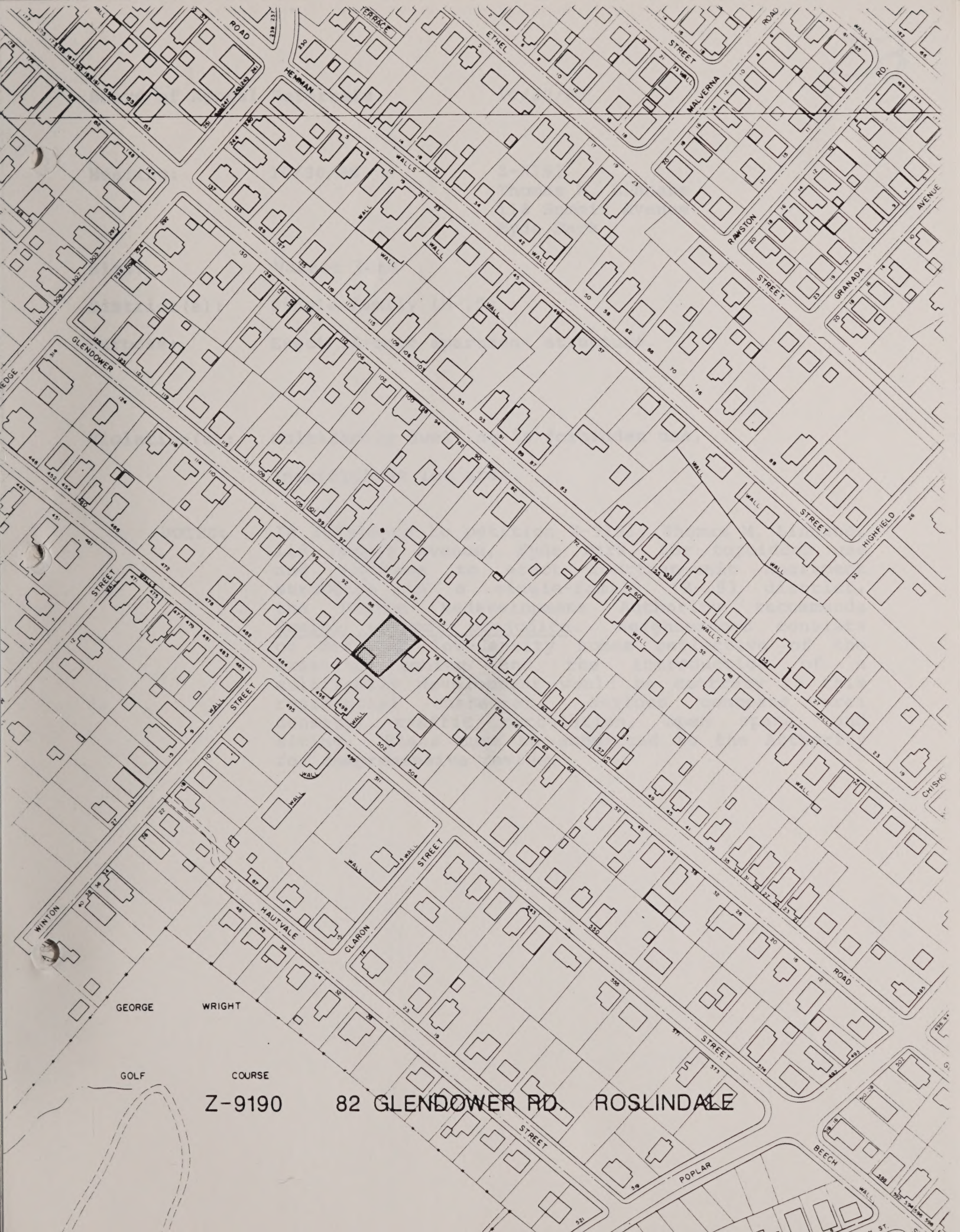
Site: 6,368 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-9190, William Howdy & Alex Musto, 82 Glendower Road, West Roxbury, for two variances to erect two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. A garage apparently belonging to abutting residence #78 is located at rear of this site. The siting of the proposed structure and parking must not to create an undesirable infill development. The appellant must submit a plot plan accurately indicating the locations of the existing structures on and near the property, and the proposed structure and parking so that the proposal can be thoroughly reviewed and a determination can be made as to appropriateness of the density and the siting of both the proposed structure and parking.



Z-9190

82 GLENDOWER RD. ROSLINDALE

Board of Appeal Referrals

10/22/86

38

Hearing: 10/30/86

Z-9191
Thomas M. Linnane
118 Summit Avenue
Hyde Park

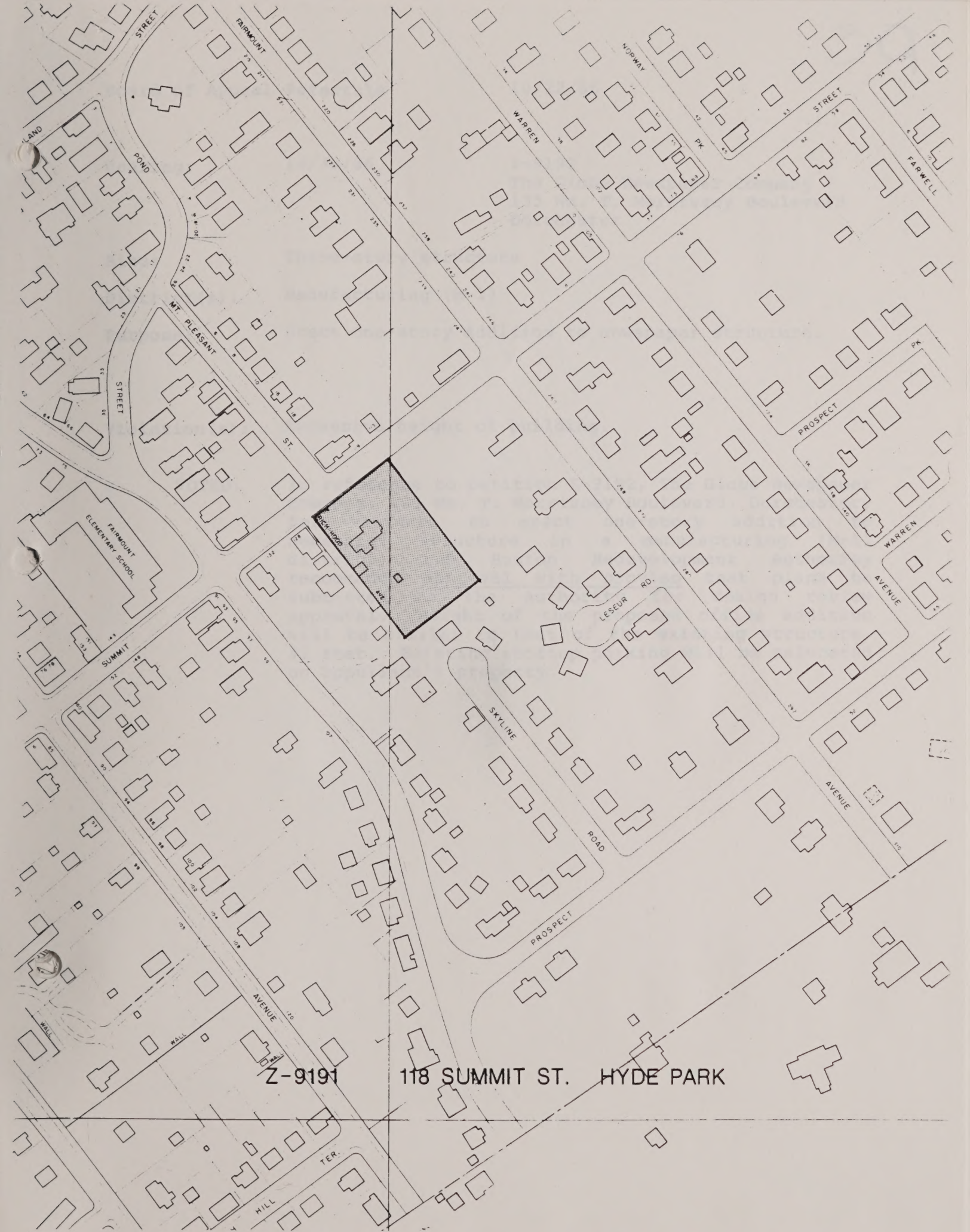
Site: Vacant land

District(s): Single-family (S-.5)

Purpose: Erect 14-unit apartment structure.

Violation(s): Multifamily dwelling is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-9191, Thomas M. Linnane, 118 Summit Avenue, Hyde Park, for forbidden use and variance to erect fourteen-unit apartment structure in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Neighborhood consists of detached low-density homes reflective of the existing zoning and the introduction of a multifamily development would be contrary to this residential character. Serious concerns are: density, traffic circulation, open space, and siting. Plans must be submitted to the Authority for comprehensive review.



Z-9191

118 SUMMIT ST. HYDE PARK

Board of Appeal Referrals

10/22/86

309

Hearing: 10/30/86 Z-9192
The Globe Newspaper Company
135 Wm. T. Morrissey Boulevard
Dorchester

Site: Three-story structure

District(s): Manufacturing (M-1)

Purpose: Erect one-story addition to newspaper structure.

Violation(s): Excessive height of building.

VOTED: In reference to petition Z-9192, The Globe Newspaper Company, 135 Wm. T. Morrissey Boulevard, Dorchester, for variance to erect one-story addition to newspaper structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Height of the proposed office addition will be similar to that of the existing structure, 42 feet. Existing rooftop parking will be relocated on appellant's property.



Z-9192

135 WM.T.MORRISSEY BLVD. DORCHESTER

Board of Appeal Referrals

10/22/86

Hearing: 11//6/86 Z-9193
Sun Refining & Marketing Company
710 Gallivan Boulevard
Dorchester

Site: Gas service station

District(s): Local business (L-.5)

Purpose: Erect canopy and illuminated price sign.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-9193, Sun Refining & Marketing Company, 710 Gallivan Boulevard, Dorchester, for variance to erect gas service station canopy and illuminated price sign in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that facility comply with Board of Appeal guidelines for gas service stations; that plans with particular attention to lighting, signage, and landscaping be submitted to the Authority for design review approval. Petition is part of the service station improvement program.



Z-9193

710 GALLIVAN BLVD.

DORCHESTER

Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9194
Eric Markland
552 Park Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-9194, Eric Markland, 552 Park Street, Dorchester, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Conversion compatible with mixed one-, two-, and three-family residential neighborhood. Structure has been substantially rehabilitated and reflects the prevailing scale and density of the surrounding homes.



Z-9194

552 PARK ST

DORCHESTER

Board of Appeal Referrals

10/22/86

Hearing: 10/28/86 Z-9195
East Boston Economic Comm.
Development, Corporation
98R Condor Street
East Boston

Site: One-story structure

District(s): Waterfront (W-2)

Purpose: Erect one-story light industrial structure.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-9195, East Boston Economic Comm. Development, Corporation, 98R Condor Street, East Boston, for extension of nonconforming use to erect a one-story light industrial structure in a waterfront (W-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Appellant seeks to erect a building to replace an existing building on existing slab and foundation. Because of water access problems, this site is inadequate for a water-related use. The adjacent land uses are light manufacturing. Employee and visitor parking and loading can be accommodated on site. The Authority supports this proposal and the job opportunities for the East Boston community. Design review is necessary for the parking area and the building edge to enhance the workplace for employees and visitors. Appellant has agreed to work with Authority to meet concerns with site design and has been working with various groups in the community with respect to the use of this site.

Board of Appeal Referrals

10/22/86

Hearing: 10/30/86 Z-9196
Ellen C. Daman
40-42 Granfield Avenue
Roslindale

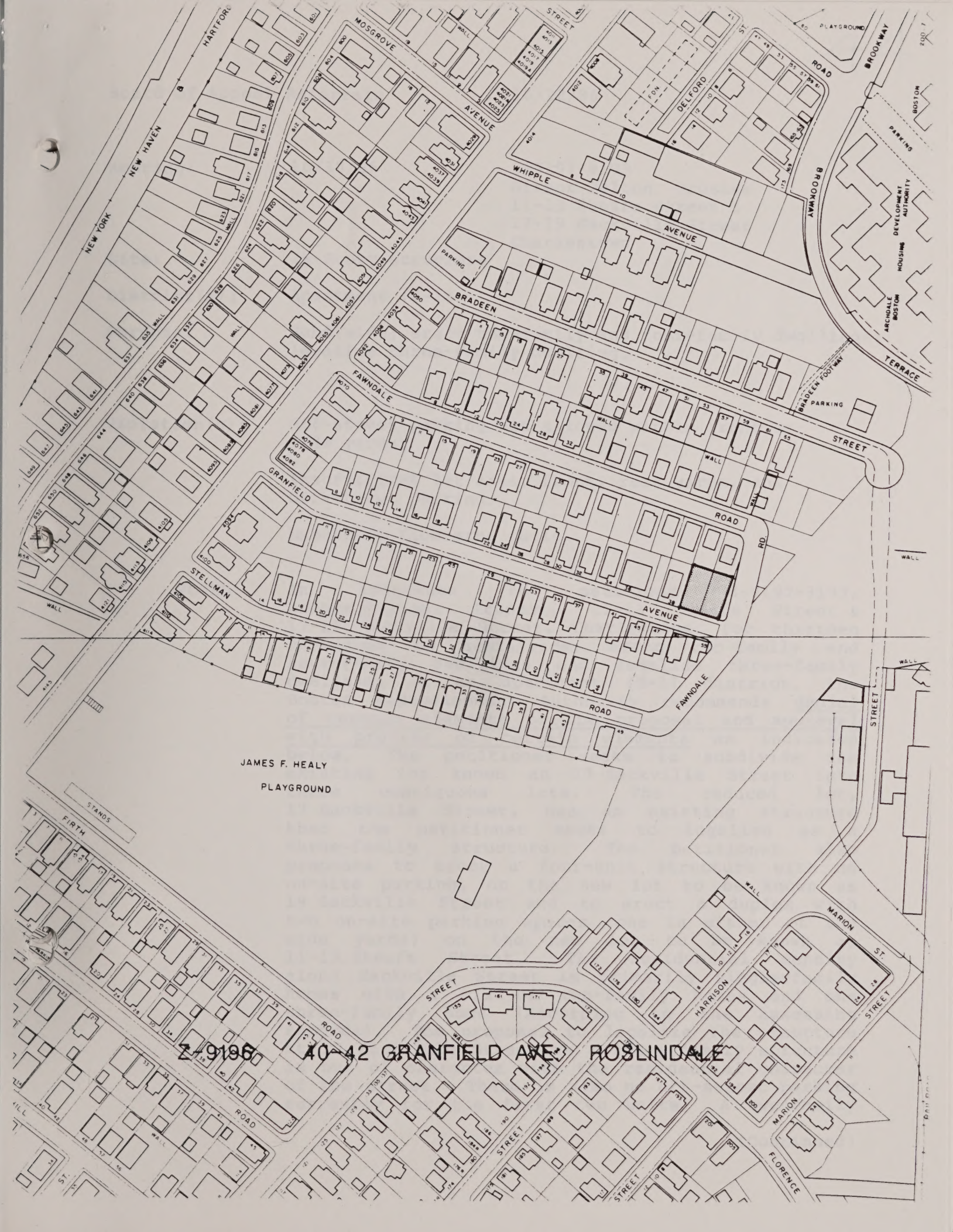
Site: 6,420 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Combine lots; erect two-family dwelling.

Violation(s): Insufficient lot area, front, and side yards.

VOTED: In reference to petition Z-9196, Ellen C. Daman, 40-42 Granfield Avenue, Roslindale, for three variances to erect a two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The appellant seeks to combine the lots at 40-42 Granfield into a single lot of 6,420 square feet and to erect a two-family dwelling on said lot. Granfield Street consists of a mix of one-, two-, and three-family dwellings on lots ranging in size from 3,200 square feet to 4,000 square feet. The proposal as submitted will conform with the average front yards along the street and the combined lots will provide ample land area for the required on-site parking without decreasing the desired amount of open space for residents. The appellant is seeking to provide an optimum balance between land area and residential density.



JAMES F. HEALY
PLAYGROUND

2-9196

40-42 GRANFIELD AVE. ROSLINDALE

Board of Appeal Referrals

10/22/86

Hearing: 10/30/86 Z-9197-9199
Arthur Pelton, Trustee
11-13 Sheafe Street &
17-19 Sackville Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Subdivide; erect two-family and four-family dwellings;
legalize three-family dwelling.

Violation(s): off-street parking not allowed within front or
side yards.

Insufficient lot area, front, rear yards, and
off-street parking.

Excessive floorarea ratio.

VOTED: In reference to petitions Z-9197-9199,
Arthur Pelton, Trustee, 11-13 Sheafe Street &
17-19 Sackville Street, Charlestown, for thirteen
variances to subdivide, erect two-family and
four-family dwellings and legalize three-family
dwellings in an apartment (H-1) district, the
Boston Redevelopment Authority recommends denial
of certain elements of the proposal and approval
with proviso of certain elements as indicated
below. The petitioner seeks to subdivide the
existing lot known as 17 Sackville Street into
three contiguous lots. The reduced lot,
17 Sackville Street, has an existing structure
that the petitioner seeks to legalize as a
three-family structure. The petitioner also
proposes to erect a four-unit structure with no
on-site parking, on the new lot to be known as
19 Sackville Street and to erect a duplex with
two on-site parking spaces (one in either of the
side yards) on the new lot to be known as
11-13 Sheafe Street. The residential density
along Sackville Street is primarily single-family
homes with a mix of two-family homes and one
three-family home (according to the assessing
records). The proposal to legalize the structure
at 17 Sackville Street as a three-family structure
is out of character with the residential character
of the street. There is also no off-street parking
currently for the first two units. A two-family

(Continued)

October 22, 1986

Z-9197-9199

Page 2

occupancy for this structure should remain in effect. The proposed subdivision does allow for two buildable lots to be created and the resulting square footage of each lot is standard for this area. However, the proposal for a four-unit structure on the lot to be known as 19 Sackville is too dense for this site. There is no provision for off-street parking and the four-unit density is out of character with the neighborhood. This area already experiences parking congestion and every effort, especially with new construction, should be made to address this problem by providing for off-street parking for the new units. The proposed structure for 11-13 Sheafe Street (duplex) is an appropriate density for the site; however, the siting of the off-street parking in either side yard is undesirable. Given the size of the building on the lot feasible to provide off-street parking by means of a ten foot drive along one side leading to two parking spaces in the rear of the lot (within the fifteen foot rear yard).

The recommendations are:

17 Sackville Street	Denial of three-family occupancy. Two-family occupancy appropriate.
19 Sackville Street	Denial. Proposal too dense for site and area, no off-street parking provided.
11-13 Sheafe Street	Approval with proviso that the off-street parking be located in the rear of the house, access from ten foot wide drive on side.



Z-9197-9199

11-13 SHEAFE ST.

17-19 SACKVILLE ST.

CHARLESTOWN

Hearing: 10/30/86 Z-9200
Post 26 American Legion
Bruce B. Daniel (prospective purchaser)
35 Chestnut Street
Charlestown

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Erect three-story 34-unit apartment structure.

Violation(s): Insufficient lot area, open space, front yard,
setback of parapet, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9200, Post 26 American Legion, Bruce B. Daniel (prospective purchaser), 35 Chestnut Street, Charlestown, for six variances to erect three-story 34-unit apartment structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral of hearing until concerns have been resolved in meetings with the community and the Authority. The petitioner seeks to construct a wood frame brick veneer dwelling with 34 residential units. The existing Legion Hall will be razed and new function hall will be relocated within the new structure. The residential units will be two-bedroom units ranging in size from 800 square feet to 1,600 square feet. Parking will be provided for 50 cars in an underground garage. There will also be nine surface parking spaces to the rear that will be available to the Legion Hall during functions. These spaces will serve as visitor parking at all other times. The entry to the underground garage will be on Adams Way. The Legion Hall will occupy approximately 2,500 square feet and have a capacity of approximately 125 people. There have been two community meetings and a third is scheduled for October 22. The developer has responded to some concerns expressed by the community by redesigning the structure and putting the parking underneath, enabling him to provide more spaces. The developer has also agreed to provide an easement to those Mt. Vernon Street property owners whose properties back up to 35 Chestnut Street. There are still some areas of concern that need to be addressed to the satisfaction

(Continued)

October 22, 1986

Z-9200

Page 2

of both the Authority and the neighborhood. Some area residents have expressed concern over fire safety, garage access, trash disposal, noise from air conditioning units, impact of construction within their densely populated neighborhood, and parking accommodations for the VFW Hall. The developer is scheduled to meet with the Authority to discuss the inclusion of low- and moderate-income units within this development. The developer plans to present final plans and information from a traffic impact study at the October 22 community meeting.



Z-9200 35 CHESTNUT ST CHARLESTOWN

Board of Appeal Referrals

10/22/86

46

Hearing: 10/30/86 Z-9201
George & John DiConstanzo, Trustees
25 Hanover Avenue
Boston

Site: 3½-Story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from four to six apartments;
erect two-story addition.

Violation(s): Dwelling converted for more families is forbidden
use.

Excessive floor area ratio.

Restricted roof structure district.

Insufficient open space, front, and rear yards.

VOTED: In reference to petition Z-9201, George & John DiConstanzo, Trustees, 25 Hanover Avenue, Boston, for forbidden use, conditional use, and five variances for change of occupancy from four to six apartments and erect two-story addition in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. Proposed rooftop addition will block light and air to adjacent residential units in this densely populated neighborhood. Site is adjacent to new residential development at 250 North Street and very narrow Hanover Avenue.



Z-9201

25 HANOVER AVE. BOSTON

Hearing: 11/6/86 Z-9202
Kenneth Carson
451 Washington Street
Dorchester

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from church to restaurant with
entertainment.

Violation(s): Restaurant is forbidden use.
Insufficient off-street parking.

VOTED: In reference to petition Z-9202, Kenneth Carson,
451 Washington Street, Dorchester, for forbidden
use and variance for change of occupancy from
church to restaurant with entertainment in a local
business (L-.5) district, the Boston Redevelopment
Authority recommends denial without prejudice.
Conversion to function hall with seating for 750
persons. Occasionally the building has been used
as such. Authority's concerns are appropriateness
of use, seating capacity, off-street parking,
and traffic circulation. Appellant should review
plans with community and Authority.

2-0202 461 WASHINGTON ST. DORCHESTER



48

Board of Appeal Referrals

10/22/86

Hearing: 10/30/86 Z-9203
Jorge Farietta
96 Bynner Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area, width, and off-street parking.
Excessive floor area ratio.

VOTED: In reference to petition Z-9203, Jorge Farietta, 96 Bynner Street, Jamaica Plain, for forbidden use and four variances to legalize occupancy as three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. No record of legal occupancy. Basement apartment. Incompatible with existing properties on block. From a planning perspective, creating a three-family dwelling would set an undesirable precedent in this predominantly two-family neighborhood. There is also insufficient off-street parking to support an additional unit.

OLMSTED

JAMAICAWAY

TRACY
HUNTINGTON
AVENUE

AVENUE

MASS. ORTHOPAEDIC
HOSPITAL

EVERGREEN

MEDICAL
BUILDING

BYNNER

SOUTH

METROPOLITAN

HUNTINGTON

CARDINAL
O'CONNELL
MINOR SEMINARY

TENNIS
COURTS

STREET

MARK STREET

DAY

CENTRE

HYDE SQUARE

SHERIDAN

CRANSTON

TERMINING

Z-9203

96 BYNNER ST.

JAMAICA PLAIN

BARBARA

STREET

PARKTON

ZAMORA

COURT

ROAD

ASHCROFT

Board of Appeal Referrals

10/22/86

Hearing: 11/6/86 Z-9204
Brenda Daly
9 Danbury Road
Hyde Park

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect two-story side addition.

Violation(s): Insufficient rear yard

VOTED: In reference to petition Z-9204, Brenda Daly,
9 Danbury Road, Hyde Park, for variance to erect
two-story side addition in a residential (R-.5)
district, the Boston Redevelopment Authority
recommends approval. Familyroom-bedroom additions.
Adequate rear yard remaining.



Z-9204

9 DANBURY RD HYDE PARK

Board of Appeal Referrals

10/22/86

Hearing: 10/30/86 Z-9205
Jose Oviedo
30-40 Danforth Street
Jamaica Plain

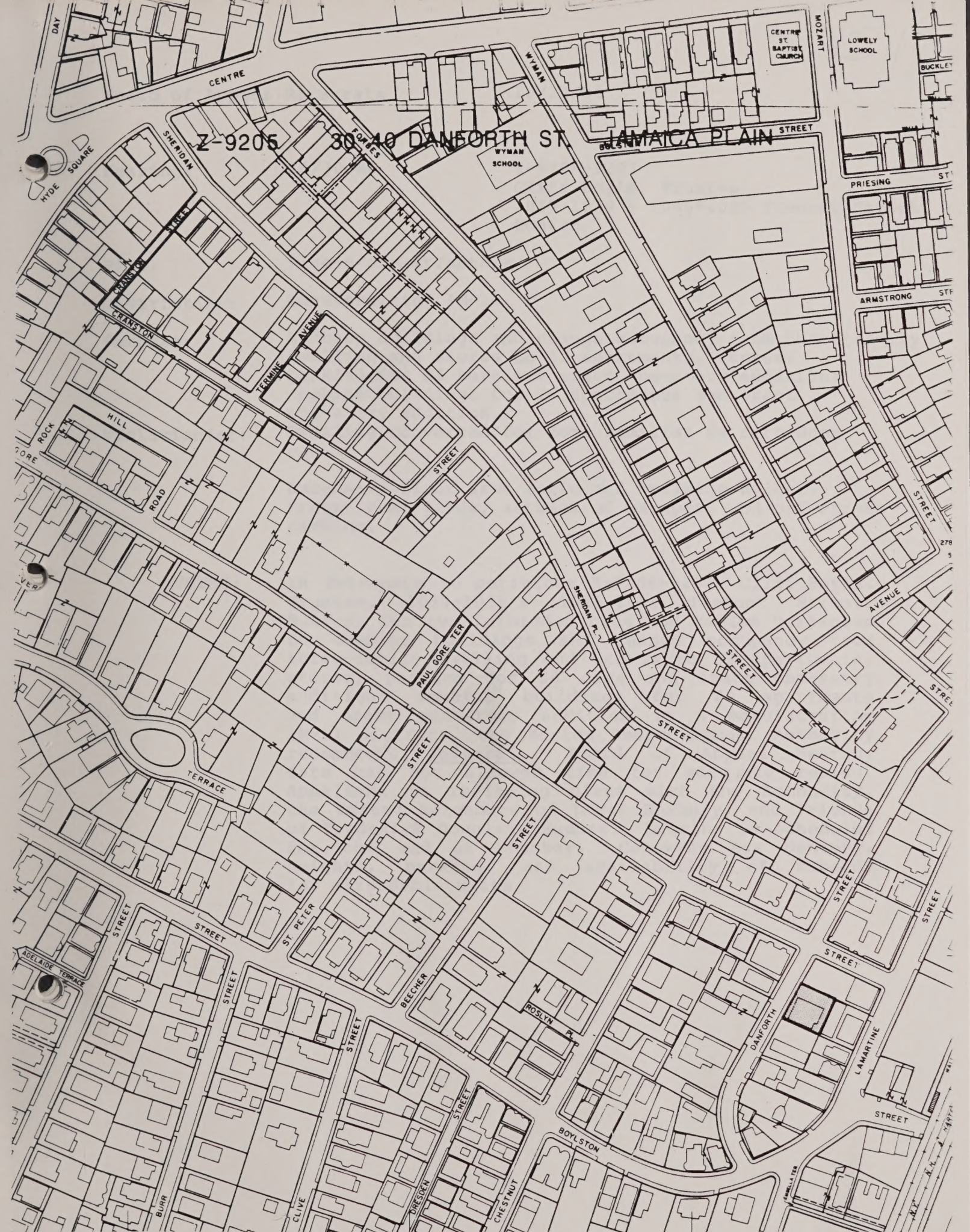
Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and off-street parking.
Excessive floor area ratio.

VOTED: In reference to petition Z-9205, Jose Oviedo, 30-40 Danforth Street, Jamaica Plain, for three variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Three-family occupancy existing at time of purchase in 1980 is compatible with two- and three-family dwellings on street. Residence is owner occupied.



Board of Appeal Referrals

10/22/86

51

Hearing: 10/30/86 Z-9206-9207
Cliff Boyle, Trustee
1035-1039 & 1045-1055 Tremont Street
Boston

Site: Five-story structure

District(s): Manufacturing (M-1)

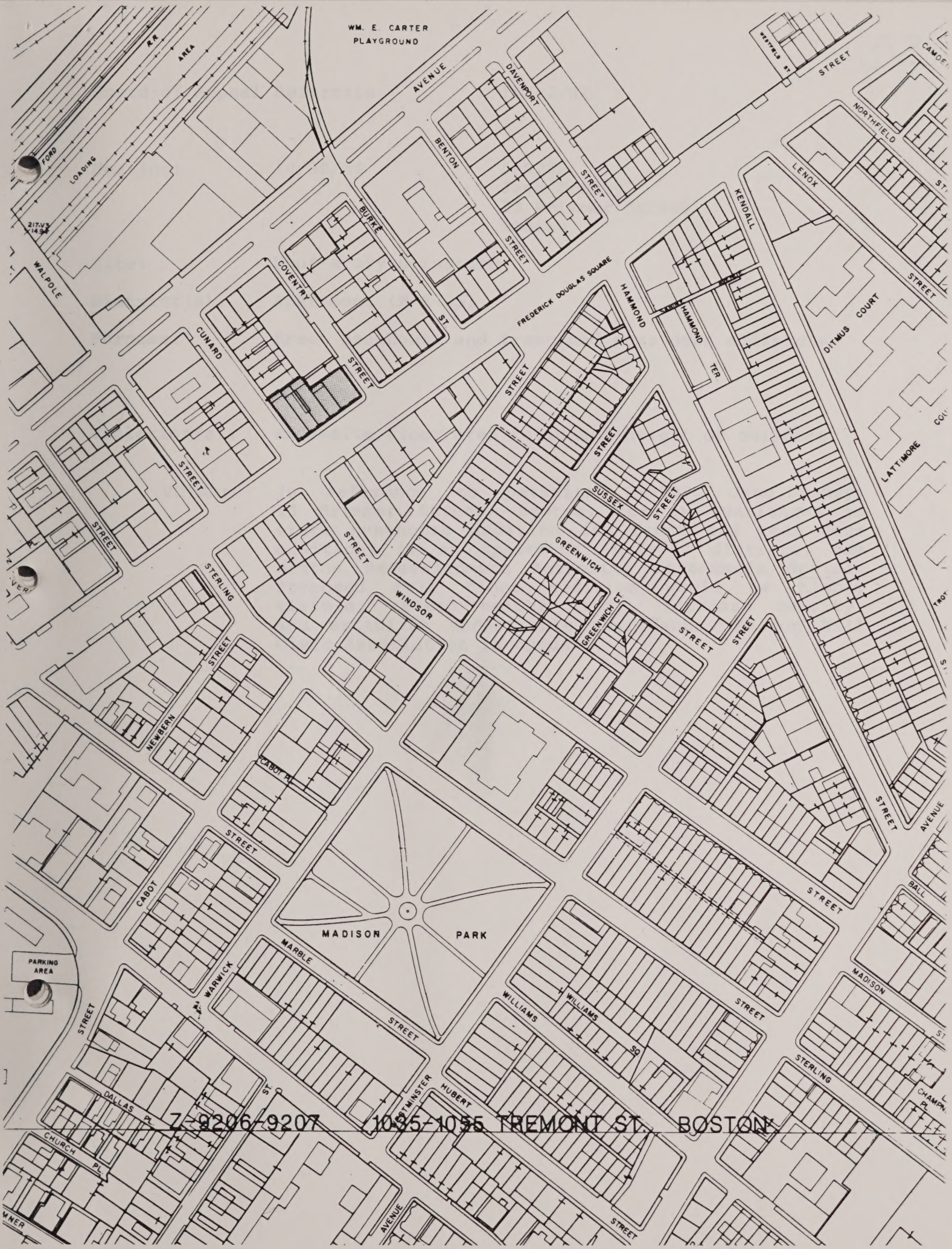
Purpose: Combine buildings and change occupancy from three-family dwelling and stores to 62 apartments, stores, parking for 26 cars and erect one-story addition; combine buildings for 29 apartments and erect one-story addition.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio and building height, front, rear yards, setback of parapet, and off-street parking.

VOTED: In reference to petitions Z-9206-9207, Cliff Boyle, Trustee, 1035-1039 & 1045-1055 Tremont Street, Boston, for two forbidden uses and twelve variances to combine buildings and change occupancy from three-family dwelling and stores to 62 apartments, stores, parking for 26 cars and erect one-story addition; combine buildings for 29 apartments and erect one-story addition in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends deferral. Board of Appeal hearing date has not allowed time for adequate review. Appellant is reviewing plans with the Authority, the United Neighbors of Lower Roxbury, and Friends of Frederick Douglass Square. Meeting is scheduled for the end of October. Concerns Are density, heights, parking, and availability of subsidy for affordable units.

WM. E CARTER
PLAYGROUND



7-9206-9207

1035-1055 TREMONT ST.

BOSTON

Board of Appeal Referrals

10/22/86

Hearing: 10/30/86 Z-9208
Jane Brodey
23 Brimmer Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Erect penthouse and front and rear deck additions.

Violation(s): Excessive floor area ratio and height of building.

VOTED: In reference to petition Z-9208, Jane Brodey, 23 Brimmer Street, Boston, for two variances to erect penthouse addition and front and rear deck additions in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial. Proposed full floor addition would be highly visible, exceed height limit, increase density, and establish undesirable precedent. Beacon Hill Civic Association is opposed.



Z-9208

23 BRIMMER ST. BOSTON

Board of Appeal Referrals

10/22/86

Hearing: 11/6/86 Z-9209
Cliff Boyle, Trustee
238-248 Warren Street
Roxbury

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Combine buildings for 50 apartments.

Violation(s): Dwelling converted for more families is forbidden use.

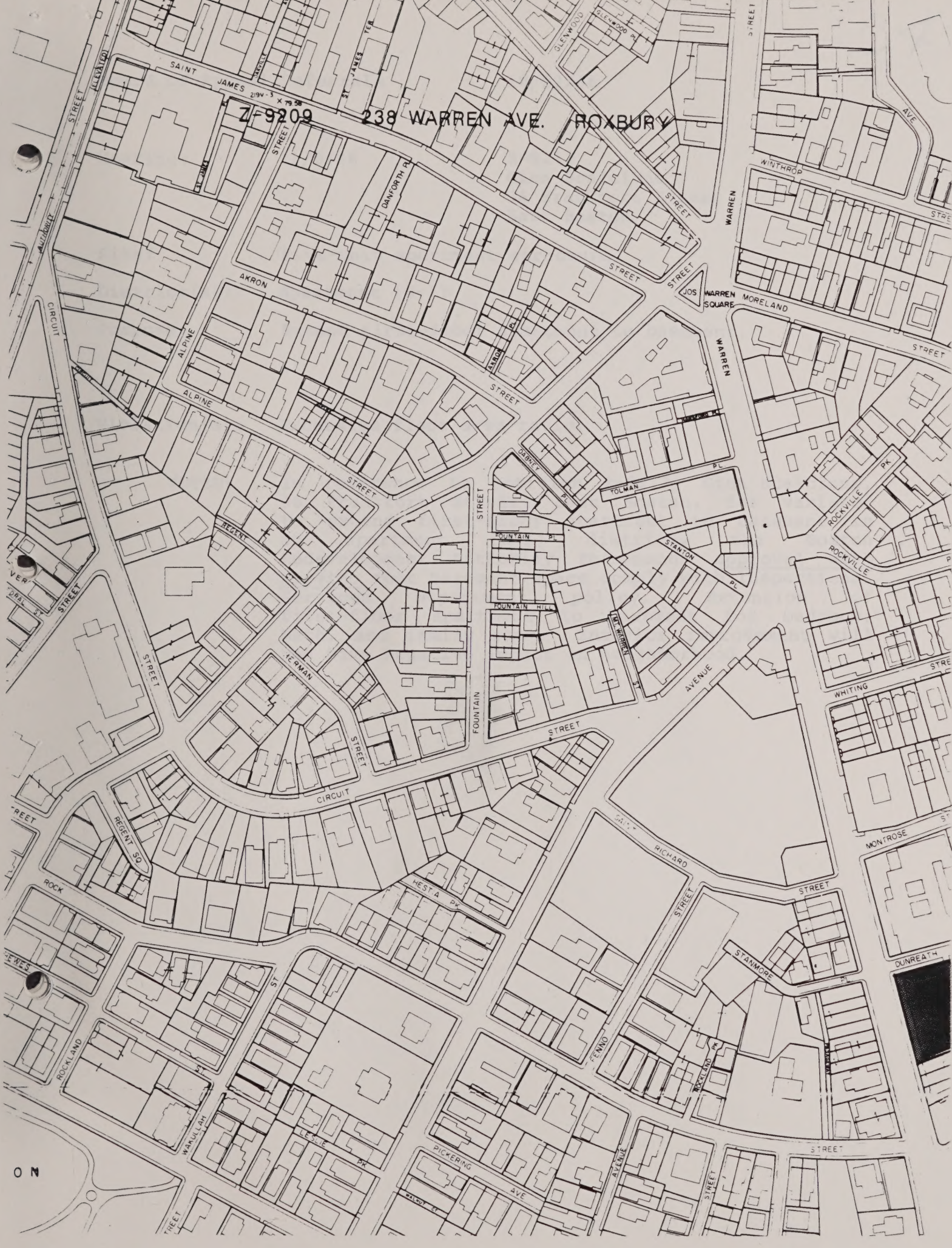
Insufficient lot area, open space, front, rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9209, Cliff Boyle, Trustee, 238 Warren Street, Roxbury, for forbidden use and six variances to combine buildings for fifty apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant meets with community, neighbors, and the Authority to address the following serious concerns: density, unit size, use of ground floor for residential purposes, and off-street parking the lack of which will create severe traffic conditions.

Z-9209

238 WARREN AVE. ROXBURY



Board of Appeal Referrals

10/22/86

54

Hearing: 11/6/86 Z-9212
Gina Scalcione
36 Frankfort Street
East Boston

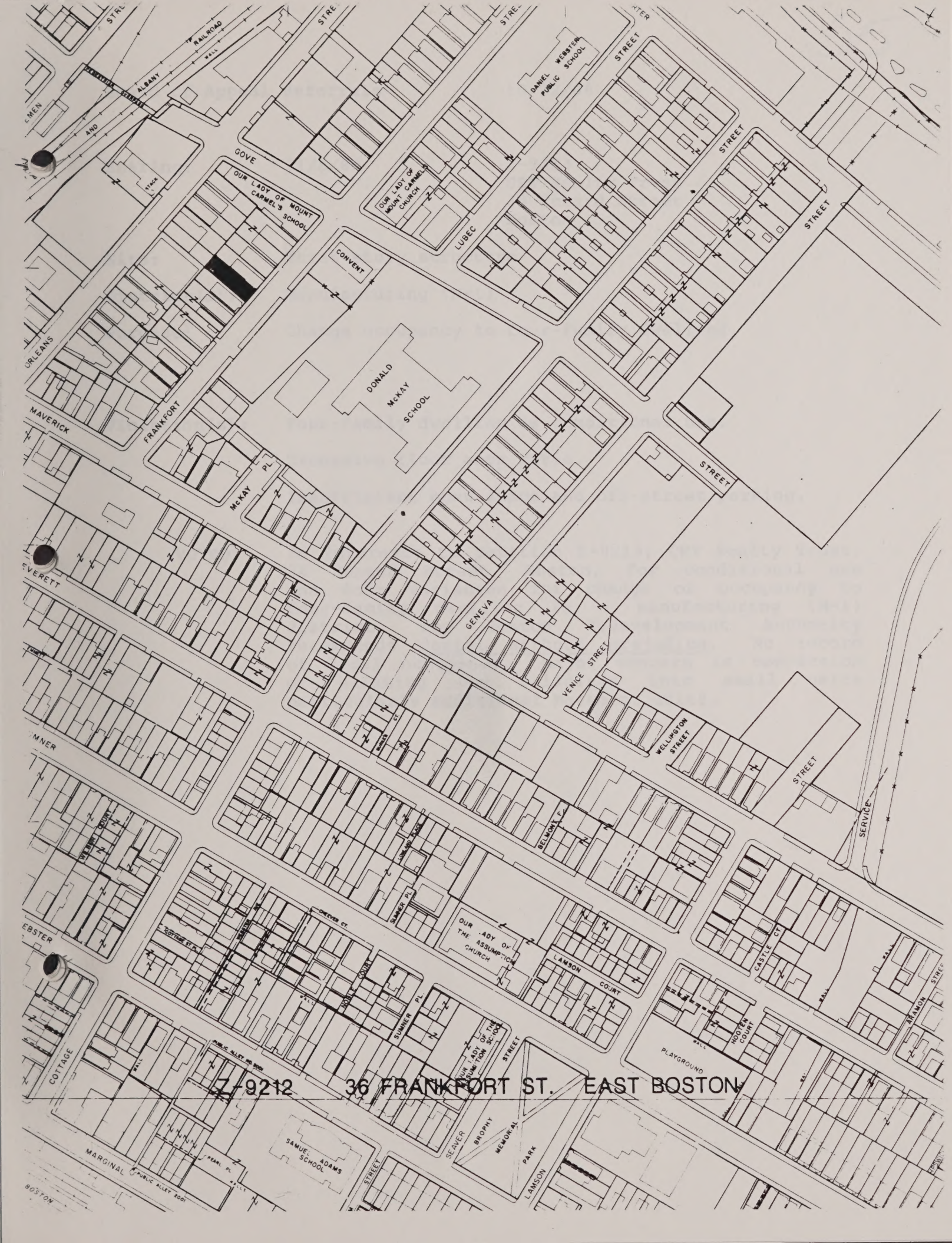
Site: Five-unit apartment structure

District(s): Apartment (H-1)

Purpose: Extend first-floor apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9212, Gina Scalcione, 36 Frankfort Street, East Boston, for variance to extend first-floor apartment to basement in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that basement space comply with Inspectional Services Department policy. Extension of first-floor apartment to basement for bedroom, bath, and family room. Interior improvement will not have negative impact on neighborhood.



Z-9212

36 FRANKFORT ST. EAST BOSTON

Hearing: 11/6/86 Z-9213
CRT Realty Trust
34 Cunard Street
Boston

Site: Three-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy to four-family dwelling.

Violation(s): Four-family dwelling is conditional use.
Excessive floor area ratio.
Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9213, CRT Realty Trust, 34 Cunard Street, Boston, for conditional use and four variances for change of occupancy to four-family dwelling in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial without prejudice. No record of legal occupancy. Major concern is conversion of existing row buildings into small units particularly additional basement units.



Z-9213

34 CUNARD ST. BOSTON

Hearing: 11/6/86 Z-9214-9216
Henry G. Kara
97-99-100 Newfield Street
West Roxbury

Site: Approximately 201,000 square feet of land

District(s): Single-family (S-.3)

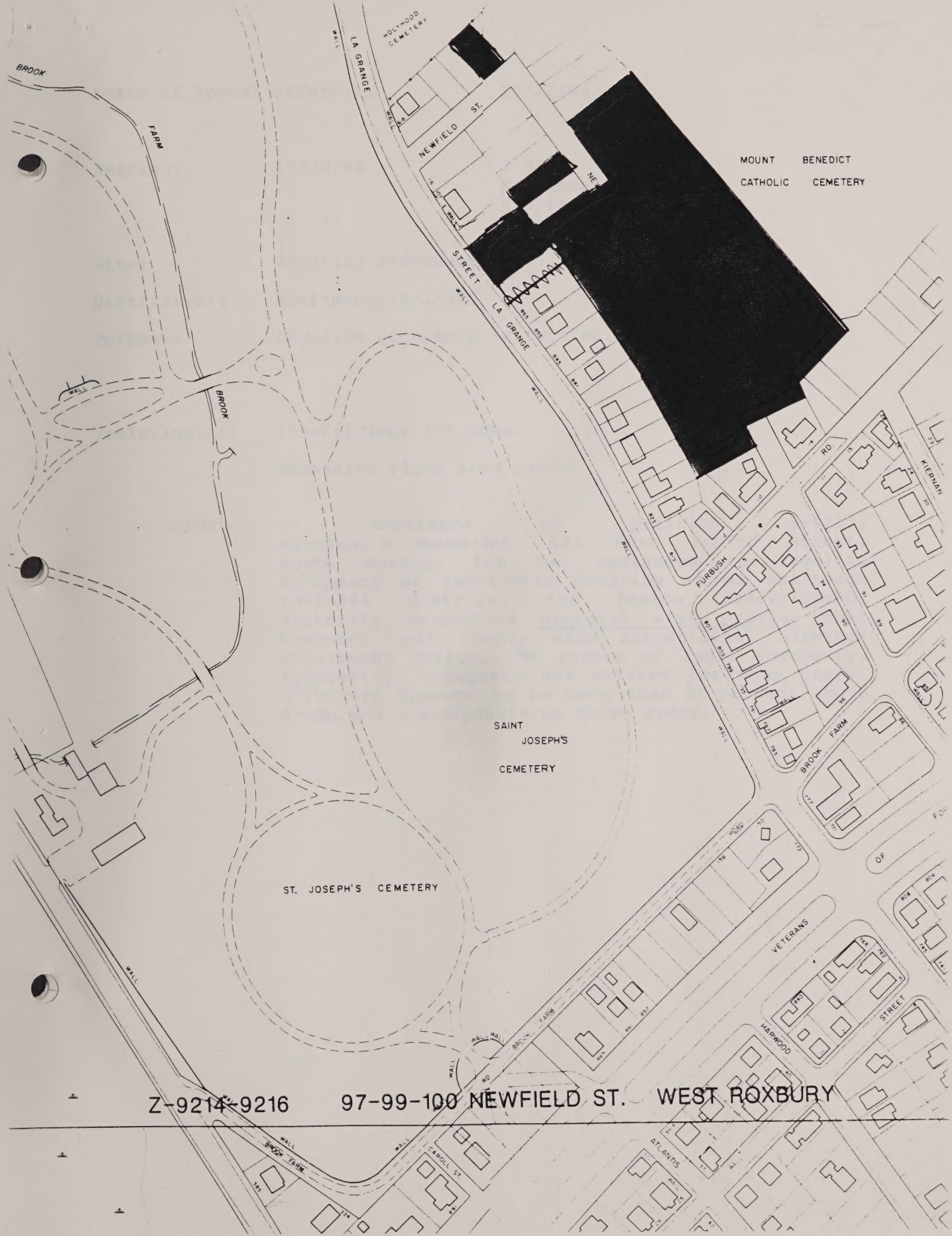
Purpose: Combine lots; erect three three-story 24-unit
apartment structures.

Violation(s): Multifamily dwelling is forbidden use.

Insufficient lot area, rear yard, and off-street
parking.

Excessive floor area ratio and building height.

VOTED: In reference to petitions Z-9214-9216,
Henry G. Kara, 97-99-100 Newfield Street, West
Roxbury, for three forbidden uses and thirteen
variances to combine lots and erect three
three-story 24-unit apartment structures in a
single-family (S-.3) district, the Boston
Redevelopment Authority recommends denial without
prejudice. Appellant must review plans with the
Authority and meet with the community residents
and abutters to address concerns.



MOUNT BENEDICT
CATHOLIC CEMETERY

SAINT
JOSEPH'S
CEMETERY

ST. JOSEPH'S CEMETERY

Z-9214-9216 97-99-100 NEWFIELD ST. WEST ROXBURY

Board of Appeal Referrals

10/22/86

Hearing: 10/30/86 Z-9219
Kathleen M. McCarthy
623 East Fourth Street
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area.
Excessive floor area ratio.

VOTED: In reference to petition Z-9219,
Kathleen M. McCarthy, 623 East Fourth Street,
South Boston, for two variances to legalize
occupancy as two-family dwelling in an apartment
(H-1-50) district, the Boston Redevelopment
Authority recommends approval with proviso that
basement unit comply with Inspectional Services
Department policy. No record of legal occupancy.
Apparently, occupancy has existed for many years.
Structure appears to be more than 50 percent above
grade and has exposure on three sides.

Board of Appeal Referrals

10/22/86

Hearing: 11/6/86

Z-9220
Joseph Carregal
19 Greenough Lane
Boston

Site: Three-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from retail dry cleaning and storage of lockers to seven apartments.

Violation(s): Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9220, Joseph Carregal, 19 Greenough Lane, Boston, for two variances for change of occupancy from retail dry cleaning and storage of lockers to seven apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that basement apartment comply with Inspectional Services Department policy. Existing condition for fifteen years.

Hearing: 11/6/86 Z-9226
Anthony Rossetti
4873 Washington Street
West Roxbury

Site: 8,754 Square feet of land

District(s): Local business (L-.5)

Purpose: Erect 3½-story eight-unit apartment structure.

Violation(s): Insufficient lot area, front, and rear yards.
Excessive floor area ratio and building height.

VOTED: In reference to petition Z-9226, Anthony Rossetti, 4873 Washington Street, West Roxbury, for five variances to erect a 3½-story eight-unit apartment structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. On previous application, appellant indicated height as 2½ stories. Structure will be 3½ stories.

Board of Appeal Referrals

10/22/86

Hearing: 11/6/86 Z-9227-9228
Cruz Development Corporation
29 & 45 Centre Street
Roxbury

Site: Two-story structure

District(s): Local business (L-1)

Purpose: Combine lots; change occupancy to six apartments;
change occupancy from nursing home to 27 apartments
and erect four-story addition.

Violation(s): Insufficient lot area, open space, front, rear
yards, setback of parapet, and off-street parking.

Excessive floor area ratio and building height.

VOTED: In reference to petitions Z-9227-9228, Cruz Development Corporation, 29 & 45 Centre Street, Roxbury, for thirteen variances to combine lots, change occupancy to six apartments, change occupancy from nursing home to 27 apartments, and erect four-story addition in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral of hearing. Although the residential use is appropriate and beneficial, the Authority has concerns with respect to density, open space, and off-street parking. Apellant should consult the Authority to address and resolve these issues.

Board of Appeal Referrals

10/22/86

Hearing: 11/6/86

Z-9230
Edward Dudek, Jr.
20 Glendale Street
Dorchester

Site: 4,850 Square feet of vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect four-family dwelling.

Violation(s): Insufficient lot area, side yard, and off-street parking.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-9230, Edward Dudek, Jr., 20 Glendale Street, Dorchester, for five variances to erect four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans inclusive of landscaping be submitted to the Authority for design review approval. Proposal will replace a similar structure which once stood on the property. Scale and design will also be similar to existing residences on street. Four-off street parking spaces will be provided.

Board of Appeal Referrals

10/22/86

602

Hearing: 11/6/86 Z-9231
Gerasimos Livadas
660 LaGrange Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Extend rear porch of one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9231, Gerasimos Livadas, 660 LaGrange Street, West Roxbury, for variance to extend rear porch of one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Extension will enable ill person to remain on first floor. Adequate rear yard remains.

Hearing: 11/6/86 Z-9232-9233
Carlford Associates
8-12 Carlford Road
Jamaica Plain

Site: Two 3,200 square foot lots

District(s): Residential, three-family (R-.8)

Purpose: Erect two two-family modular dwellings.

Violation(s): Insufficient lot area, front, side, and rear yards.

VOTED: In reference to petitions Z-9232-9233, Carlford Associates, 8-12 Carlford Road, Jamaica Plain, for eight variances to erect two two-family modular dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to siting, landscaping, entrances, design, and parking be submitted to the Authority for design review approval. Three-family dwelling formerly occupied site.

7-9232-9233 8-12 CARLFORD ST. JAMAICA PLAIN

